EXECUTIVE SUMMARY

A. PURPOSE OF THE EIR

The County of San Luis Obispo (County), serving as the lead agency under the California Environmental Quality Act of 1970 (CEQA), has prepared this Environmental Impact Report (EIR) to assess the impacts that may result from approval of the Dana Adobe Nipomo Amigos (DANA) Land Use Ordinance Amendment, Conditional Use Permit, and Development Plan (project). DANA requests a Land Use Ordinance Amendment to Section 22.112.030.B (Community Planning Standards, Combining Designations, Historic Area (H) Dana Adobe), and Section 22.112.080.G (Community Planning Standards, South County Nipomo Urban Area, Recreation – Dana Adobe) to accommodate implementation of the Master Plan and development of the project.

B. PROJECT LOCATION

The project is located within and immediately adjacent to the community of Nipomo, on the east side of South Oakglen Avenue, approximately 1 mile southeast of West Tefft Street and in the South County Inland Planning Area. The project site consists of five legal parcels comprising two primary areas: (1) a 30-acre area owned by DANA, generally lying west of Nipomo Creek, which includes the Dana Adobe (Assessor's Parcel Number [APN] 090-171-011) and surrounding areas (APN No. 090-171-036); and (2) a primarily undeveloped adjacent area, consisting of three legal parcels totaling 100 acres leased by DANA from the County of San Luis Obispo (APNs 090-171-030, 090-171-031, and 090-171-032). Refer to Figures ES-1 and ES-2, Project Vicinity and Project Location, below.

C. PROJECT BACKGROUND

The Dana Adobe is the historic home of Captain William Goodwin Dana, who settled the Rancho Nipomo area after receiving the original 37,887.91-acre land grant for the Nipomo and Los Berros region from the Mexican government in 1837. Construction of the originally three-room adobe began in 1839, and grew over the next 12 years to a two-story home with thirteen rooms, which was completed in 1851. The Dana Adobe is on the National Register of Historic Places, California Register of Historic Resources, and is also recorded as part of the Historic American Building Survey.

The stated mission of the Dana Adobe Nipomo Amigos (the project applicant) is to restore and preserve the historic Dana Adobe and promote development that would enhance knowledge and understanding of California's Rancho era. The proposed project would implement a Master Plan for development of the areas surrounding the Dana Adobe with a visitor's center, a Chumash Interpretive Area, and California Rancho era exhibits and facilities.

A Mitigated Negative Declaration (MND) was prepared for the project in April 2012. However, after completion of the MND, DANA entered into negotiations and mediations with the Northern Chumash Tribal Council (NCTC), a Chumash organization. Through these negotiations, it was determined that an EIR would be prepared for the project to more fully address potential impacts to on-site cultural and historic resources.

Figure ES-1. Project Vicinity Map

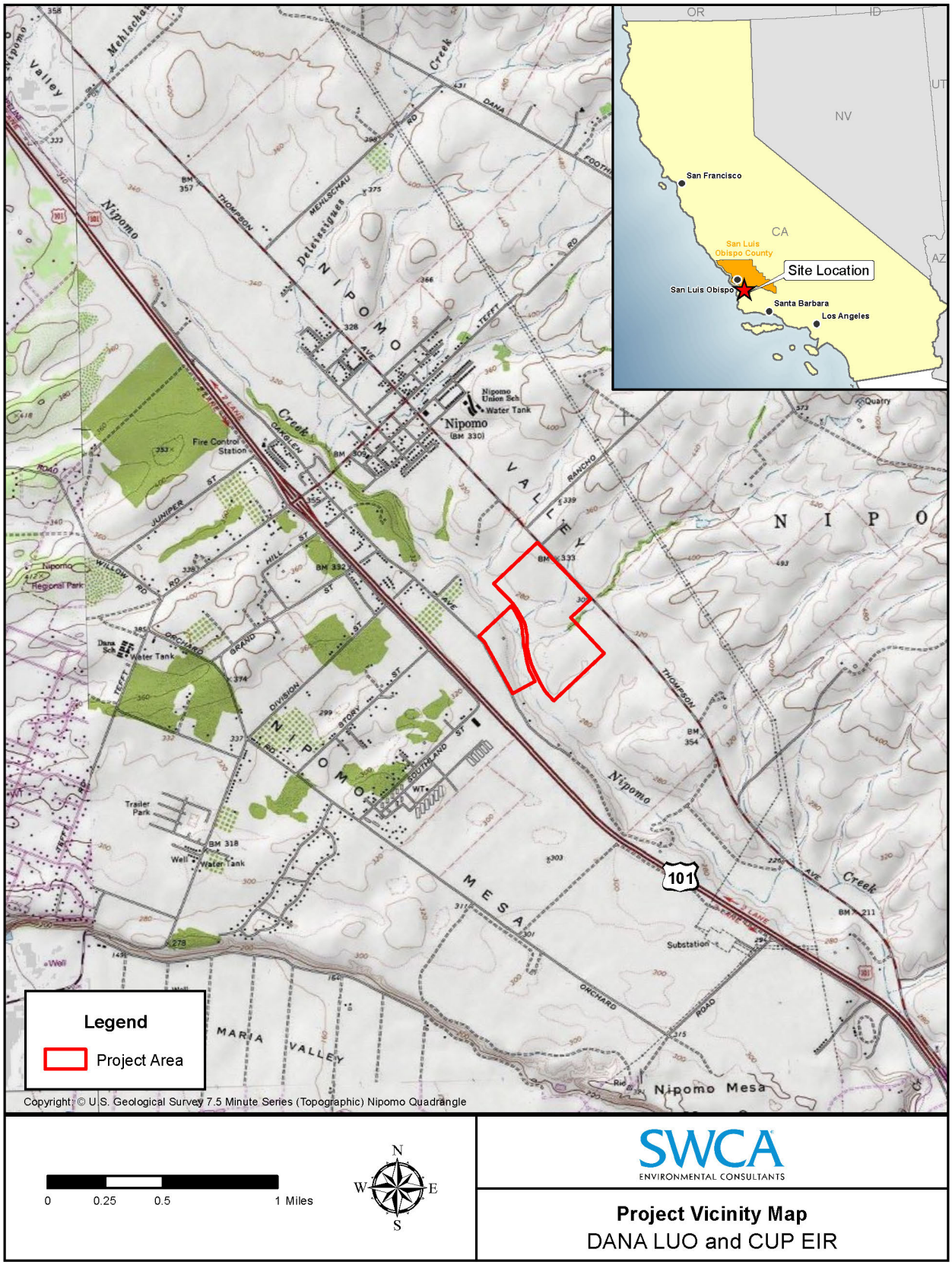


Figure ES-2. Project Location Map

D. PROJECT OBJECTIVES

DANA, the project applicant, has developed the following project statement of intentions, which were used in the initial screening of project alternatives:

> *"The intent of the project's master plan is to tell the stories of the people and the land over time using the Dana Adobe as the key component. Master plan components should complement the education being provided about the Dana Adobe, the Native American presence on the landscape, and the Rancho era. The arrangement and physical elements on the site must create a spatial sequence that enables the visitor experience to be programmed toward the larger educational purpose. As a result, individual master plan components should not dominate the site or detract from the site's intent by creating separate sites for uses not directly related to the project's overall educational purpose. The project provides:*
>
> - *A visitor's center that furnishes adequate area for visitors, exhibits and interpretive elements, fundraising, and daily and staffing needs;*
> - *Structures, buildings, and landscaped areas that help visitors understand the site's history and historic uses;*
> - *An area devoted to the understanding and appreciation of the Chumash culture as it relates to the Rancho era and aspects of Chumash life in earlier eras and today;*
> - *Educational opportunities that address the consequences of human interaction with the land over time, as well as modern day environmental and sustainability issues;*
> - *Facilities, indoors and outdoors, for education of school aged children, adults, and seniors; all income levels, varying physical capabilities; and for the Nipomo area and the County's tourist population;*
> - *On the 30-acre site, disabled access to all facilities and experiences consistent with ADA, connecting the site's educational components;*
> - *On the 100-acre site, public trails that also furnish education regarding the site's natural, historical, and agricultural resources;*
> - *Amenities (such as ~~a~~ramadas, viewing areas, gardens, and picnic tables) to provide a pastoral and pleasurable visitor experience;*
> - *Adequate support facilities (such as a caretaker's unit and emergency access) to safeguard resources onsite and provide security and visitor safety;*
> - *Provide infrastructure consistent with the level of development proposed while maintaining the site's historical setting and balancing new development with resource protection and historic character;*

- *Restoration along portions of the project's creek corridors in order to provide resource protection and education regarding those resources;*

- *A building design for the visitor center and other project components that has sustainable construction techniques and does not confuse visitors regarding the interpretation of historical structures on the site;*

- *Master plan components in locations that complement the Dana Adobe and its setting while balancing protection of the site's various resources; and*

- *Facilities and amenities that DANA, a nonprofit, can reasonably afford to maintain in the present and future."*

The primary goal of The Stories of the Rancho Project Master Plan is to establish the plan for protection/preservation of the historic Dana Adobe and development of surrounding areas for educational purposes. DANA and the County of San Luis Obispo have utilized the applicant's above-stated project intent to establish the following project objectives:

1. To facilitate development of the historic project site to tell the stories of the people and the land over time, including the Native American presence, Dana Adobe, and the Rancho era, using the Dana Adobe as the key component;

2. To guide development of the project site that helps visitors understand the site's pre-history, history and historic uses, and enables the visitor experience to be programmed toward the larger educational purpose;

3. To provide a range of passive and active facilities and use areas to provide cultural, historic, environmental, natural, and agricultural educational opportunities to the community;

4. To develop an area devoted to the understanding and appreciation of the Chumash culture as it relates to the Rancho era and aspects of Chumash life in earlier eras and today;

5. To provide amenities that are environmentally sensitive, sustainable, and aesthetically consistent with the regional and historic character of the area;

6. To provide amenities and facilities that are accessible to a wide range of individuals of varying ages, income levels, and physical capabilities.

7. To restore and protect natural resources associated with on-site creek corridors, and provide educational opportunities related to on-site natural resources;

8. To balance the level of new development with resource protection and maintenance of the site's historic character;

9. To provide necessary infrastructure consistent with the level of development proposed;

10. To furnish on-site opportunities for fundraising, and to provide facilities and amenities that DANA can reasonably afford to maintain; and

11. To establish a plan for development consistent with the Nature Education Facilities Grant.

E. PROJECT DESCRIPTION

1. Land Use Ordinance Amendments

The proposed amendments to the County's Land Use Ordinance (LUO) would clarify the intent of the LUO by addressing emergency access conditions and updating design and approval standards. The amendment would remove the reference to the Southland Street Interchange, which is no longer proposed for construction by the County and the California Department of Transportation (Caltrans), and add a requirement for privately-developed emergency access. The proposed LUO amendments also include minor updates to correctly identify land currently owned by DANA, design standards to maintain historical context and ensure continued preservation and restoration of the Dana Adobe, and a requirement for Master Plan and Conditional Use Permit approval. The proposed amendments would not remove any intended impediment to growth.

Proposed language includes the following, noting deletions in ~~strikeout~~ and additions in blue text and underlined. Changes that occurred during the previous public hearing process are indicated in ~~blue underlined text and strikeout~~.

SECTION 1: Section 22.112.030.B of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

B. Historic Area (H) - Dana Adobe. Development of any tourist-related facilities, residential or accessory uses at the site of the Dana Adobe (see Figure 112-6) shall be ~~in an architectural motif compatible with the adobe itself and consistent with the site master plan on file at the Department. This requirement applies to the Dana Adobe site in addition to the requirements of Sections 22.112.080.F.1 through F.4. [Amended 1997, Ord. 2800]~~ consistent with Sections 22.112.080 G.

SECTION 2: Section 22.112.080.G (Figure 112-57 is not proposed for change) of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

G. Recreation (REC) – Dana Adobe. The following standards apply only to ~~the properties containing and surrounding~~ the Dana Adobe properties shown in Figure 112-57 ~~in addition to the Historic combining designation standard in Section 22.112.030.A B~~

1. Limitation on use.

a. Prior to completion of ~~a future Southland Street interchange emergency access accessible by the Dana Adobe properties and/or the creation of a "safe refuge",~~ access and egress for emergency responders, visitors, and occupants, land uses shall be limited to those identified as allowable, permitted, or conditional in the residential Suburban land use category by Section 22.06.030, except for nursing and personal care, and residential care.

b. After completion of an ~~Southland Street interchange emergency access accessible to the Dana Adobe properties and/or a safe refuge,~~ access and

egress for emergency responders, visitors, and occupants, all land uses that are identified by Section 22.06.030 as allowable, permitted, or conditional in the Recreation land use category may be authorized in compliance with the land use permit requirements of that Section.

2. **Permit requirement.** The initial development of any non-agricultural or non-residential uses ~~shall comply with the Site Master Plan on file with the Department or an approved amendment to that Master Plan. The initial Site Master Plan or major amendments to the Site Master Plan and~~ shall be subject to Conditional Use Permit approval. The Conditional Use Permit shall identify the area to be developed, the types of uses to be established, and an architectural ~~motif~~ style compatible with the adobe ~~itself~~ and the site's interpretation and educational components. ~~Once a Conditional Use Permit has been approved for the Site Master Plan, minor amendments to the Master Plan may be approved by the Planning & Building Department or through a permit as designated in Article 2, Table 2-2 (Allowable Land Uses and Permit Requirements) Section 22.060.30.~~ Future structures or uses not approved as part of the initial Conditional Use Permit shall comply with the requirements of Section 22.06.030 (Table 2-2) and Section 22.30 (Standards for Specific Land Uses) of the Land Use Ordinance.

3. **Subdivision requirement.** All new subdivisions on the site of the Dana adobe shall be clustered in compliance with Chapter 22.22. An area shall be located around the Dana adobe site, to be offered for dedication to the County, another agency, or appropriate caretaker organization for maintenance and improvements. Funding shall be provided to contribute to the improvement of the adobe and its site in an amount to be determined through the subdivision review process. The residential lots shall be located a compatible distance from the adobe. The architecture of structures within the subdivision shall be compatible with the adobe, through the use of deed covenants, conditions and restrictions (CC&Rs).

4. **Development requirements.** Future development proposals shall also include measures to address the following issues as appropriate:

   a. Siting and architecture of both residential and nonresidential uses shall be visually compatible with the Dana Adobe ~~and located to minimize their appearance from the adobe~~. Physical linkage with the adobe site shall be designed that encourages pedestrian travel and interpretation of the site's resources. Landscaping ~~shall be utilized~~ should be used to buffer views between the adobe and ~~development sites~~ support buildings and project infrastructure such as parking lots. Should the nonprofit organization, the Dana Adobe Nipomo Amigos, cease to exist, ~~An area shall be located around the Dana adobe site,~~ the 30 acre site should ~~to~~ be offered for dedication to the County, another nonprofit agency, or appropriate caretaker organization for maintenance and improvements. ~~Funding for the improvement of the adobe and its site at an amount to be determined through permit review shall be provided before occupancy of any proposed development.~~

2. Conditional Use Permit

The project proposes implementation of a Master Plan for the development of The Stories of the Rancho Project. The Stories of the Ranchos Project would include the following components, as more fully described below:

- An approximate 6,200-square-foot visitor's center;
- An outdoor amphitheater;
- A Chumash Interpretive Area, including exhibits and interpretive features;
- Replicated Rancho era buildings;
- An outdoor demonstration arena;
- A new caretaker's unit and attached shop;
- Restroom facilities and associated on-site septic system;
- A trail system throughout the project site with exhibits and interpretive features;
- Approximately 80,445 square feet of landscaping and historical gardens, vineyards, and orchards;
- Main, overflow, and horse trailer parking areas;
- Emergency access and off-site road improvements.

The project would result in the disturbance of approximately 6.55 acres of the 30-acre site owned by DANA and approximately 1.75 acres of the adjacent 100-acre site owned by the County of San Luis Obispo, for a total disturbance of 8.3 acres.

Site access would be provided by two improved driveways off of South Oakglen Avenue. An approximately 0.6-mile long, 16 to 18-foot wide, gated, all-weather emergency access drive would also be developed, extending from one of the primary driveways off of South Oakglen Avenue to South Thompson Road. The emergency access road would include an 89-foot long, 10-foot wide flatcar bridge over Nipomo Creek. The existing driveway leading to the Dana Adobe would remain as a service entrance and for Americans with Disabilities Act (ADA) access. A circular driveway with two access points is proposed off North Thompson Road for horse trailers, trail users, and agricultural parking. Off-site frontage road improvements would include widening of South Oakglen Avenue to include two 10-foot wide paved travel lanes and an 8-foot wide road base shoulder on the eastern side of the road.

Water would be provided by the Nipomo Community Services District (NCSD), through an existing Outside Users Agreement. Approximately 1,200 feet of the existing water main along South Oakglen Avenue would be upsized to accommodate the development.

Project site plans are shown in Figures ES-3 through ES-11 below.

a. Master Plan Development

The proposed project consists of three primary components within the 30-acre site: the Rancho Era, Visitor Center, and Chumash Interpretive Area. The Master Plan also includes improvements, access, and restoration on the 100-acre site to the east. Development would occur in phases, as funding is available.

The Rancho Era

The Rancho Era component would include the continued restoration and maintenance of the Dana Adobe, historic tallow vat, and historic barn foundation, and all associated features pursuant to Secretary of Interior Standards. Proposed improvements to enhance the visitor experience include:

- Approximately 3,000 square feet of replicated Rancho era outbuildings, including a blacksmith barn, small animal corral, and eight shade ~~a~~ramadas;
- An 18,120-square-foot arena and cattle chute, which would also be used as additional overflow parking for up to 100 valet-parked vehicles;
- Replacement of the existing caretaker's unit with a new 1,100-square-foot unit, an attached 500-square-foot shop/storage unit, and an on-site septic tank and leachfield;
- A 150-square-foot restroom and associated on-site septic tank and vertical leach pit or horizontal system;
- An ADA-compliant trail system of decomposed granite, 6 to 10 feet wide, including exhibits, interpretive features, portals, and viewing areas;
- 80,445 square feet of drip-irrigated landscaping (throughout the total Master Plan area), including historic ornamental, medicinal, and vegetable gardens, a vineyard, and an orchard;
- A 17,280-square-foot overflow parking area, with a gravel base and capacity for 60 parking spaces,
- Bored utility connections; and
- Removal of one locust tree.

The Visitor's Center

The Visitor's Center component would include development of a visitor's center and surrounding visitor-serving facilities. Specific improvements include:

- A 6,226-square-foot visitor's center building to be constructed in two phases (5,300 square feet in Phase I and a 966-square-foot expansion when funds become available in Phase II). The visitor's center would include:
    - a museum
    - offices
    - library
    - conference room
    - two classrooms
    - catering kitchen
    - curator's work and storage area
    - gift shop
    - restrooms
    - general stor~~e~~age area, and
    - roof-mounted solar panels.

- Currently proposed regular hours of operation for the visitor's center are 9:00 a.m. to 5:00 p.m. on Tuesdays through Saturdays, and 12:00-5:00 p.m. on Sundays;
- 1,825 square feet of covered outdoor areas;
- An outdoor amphitheater, including seating and a small stage;
- A story circle;
- Future play area;
- An ADA-compliant trail system (decomposed granite 6 to 10 feet wide), including exhibits, interpretive features, portals, and viewing areas;
- A 21,750-square-foot main parking area, paved with capacity for 48 vehicles, including bus parking;
- On-site vertical leach pit or horizontal system;
- Bored utility connections; and,
- Landscaping.

Chumash Interpretive Area

The Chumash Interpretive Area component would include a traditional Chumash dwelling and other traditional features and exhibits. Specific improvements include:

- Exhibits and interpretive features, including a medicinal and food native plant interpretive garden and geologic and petroglyph paint rock interpretive exhibit;
- An ADA-compliant trail system (decomposed granite 6 to 10 feet wide), including exhibits, interpretive features, portals, viewing areas, and intermitted stacked stone retaining walls between 8 and 30 inches in height;
- 40-foot diameter ramada/outdoor classroom; and,
- Landscaping.

Cultural Resources Impact Reduction Techniques

The applicant presented a proposed capping plan to protect and preserve identified significant archaeological resources, pursuant to the *State Historic Preservation Office Position on Burial in Place Treatment for Archaeological Sites* (Arizona State Parks, 2004). In addition to the capping plan, the applicant proposes the following to reduce impacts to cultural resources: boring for utility placement as opposed to trenching; use of vertical leach pits (as opposed to horizontal leach field); and use of mat slab foundations, shallow footing, and geo-textile fabrics to avoid the need to over excavate and re-compact natural grade prior to capping. **Please refer to Section 4-4 Cultural Resources for more information and analysis of the effectiveness of these measures.**

The intent of the plan is to maintain as close as possible the existing natural rate of decay of important site elements, features, deposits, or artifacts; avoid introducing new impacts to the site and any adjacent historic features (e.g., compaction, water percolation, leaching); reduce existing impacts to the site in number, frequency, or magnitude; be distinguishable from existing features deposits and artifacts (e.g., non-degradable fabric or culturally sterile, non-local material); and allow for fill removal in the future if necessary (aside from the visitor's center).

The capping plan incorporates the following guidelines:

- The topography (finished grade) of the capped areas will have positive drainage away from the capped area to avoid creating water related impacts to the underlying site.
- The protective fill should result in chemical and micro-environmental conditions that closely match that of the archaeological deposit.
- The protective fill should not substantially increase the vertical load on the archaeological site.
- The construction process should not significantly compact the soil in the archaeological deposit.
- The cap should include an identifiable corrosive-resistant marker layer, such as a colored fill and/ or a geo-textile or plastic web fabric.
- Conduct analysis of the soil characteristics to ensure the cap soil has appropriate and compatible chemical properties.
- Direct stormwater runoff away from the deposits to the maximum extent feasible.
- Ensure future activities in the resource areas are limited and appropriate to the goals of both DANA and the Native American community.
- Anticipate enforcement of long-term preservation pursuant to conditions of the Conditional Use Permit and adopted Mitigation Monitoring and Reporting Program.

Soil preparation for structural development on capping material would consist of the following: removal of surficial vegetative material; application of water; placement of a geotextile fabric under structures; placement of the soil cap layer. Additional features of the plan, applicable to specific project elements, are summarized in Table ES-1 below.

Table ES-1. Preliminary Capping Plan Features

Project Element	Preparation and Construction
Visitor's Center	Mat slab foundation Soil preparation
Rancho Era Outbuildings	Concrete ribbon footing Concrete mat slab Wood skids (portable)
Caretaker's Residence, Shop/Storage	Modular structure supported by pier jacks with above-grade concrete ballast
Chumash Interpretive Area	Filled pad Drilled posts or non-excavated piles
Utilities (electrical and telephone)	Above-ground and/or below-ground

Project Element	Preparation and Construction
Utilities (gas, water, sewer)	Bore installation Dry utility trenches (30-inch depth minimum) Wet utility trenches (24-inch depth minimum) Bore pit excavation at utility connection on South Oakglen Project connection with capped fill layer
Septic leach field disposal	Vertical pits
Paths, stone retaining walls, horno, security and path lighting, signage and displays mounted on posts, native plants, arena fencing, shade aramadas and benches, Chumash interpretive area	12-24 inches of capped fill Support footings will be located within the capped fill Trenches will be 24 inches deep (maximum)

The 100-acre Site

The 100-acre site would be improved and maintained for passive recreation. Specific developments include:

- Use of existing unimproved agricultural roads for hiking trails;
- An additional multi-use looped trail system with a dirt base, 3 to 5 feet wide, including signage, exhibits, and interpretive features;
- Looped trail and restoration areas east of Nipomo Creek, including exhibits, interpretive features and drought-tolerant landscaping;
- 0.36 acre of riparian restoration within Carillo Creek;
- A foot bridge over Adobe Creek and Carillo Creek; and
- A 2,500-square-foot horse trailer parking and staging area for trail and agricultural uses.

The remainder of the site would support agricultural and open space uses, including crop production and livestock grazing.

Special Event Uses

The proposed project includes a request for use of the project site to host special events of varying sizes (gatherings with less than 50 guests are not considered special events):

- 20 events of 50 to 100 guests per year;
- 40 events of 60 to 65 guests per year (bussed-in school field trips);
- 12 events of 100 to 250 guests per year;
- 6 events of 250 to 500 guests per year; and
- 1 event of 300 to 1,500 guests per year.

The project would result in a maximum of 79 special event uses per year with a total maximum attendance of 12,100 guests per year.

Figure ES-3. Stories of the Rancho Master Plan

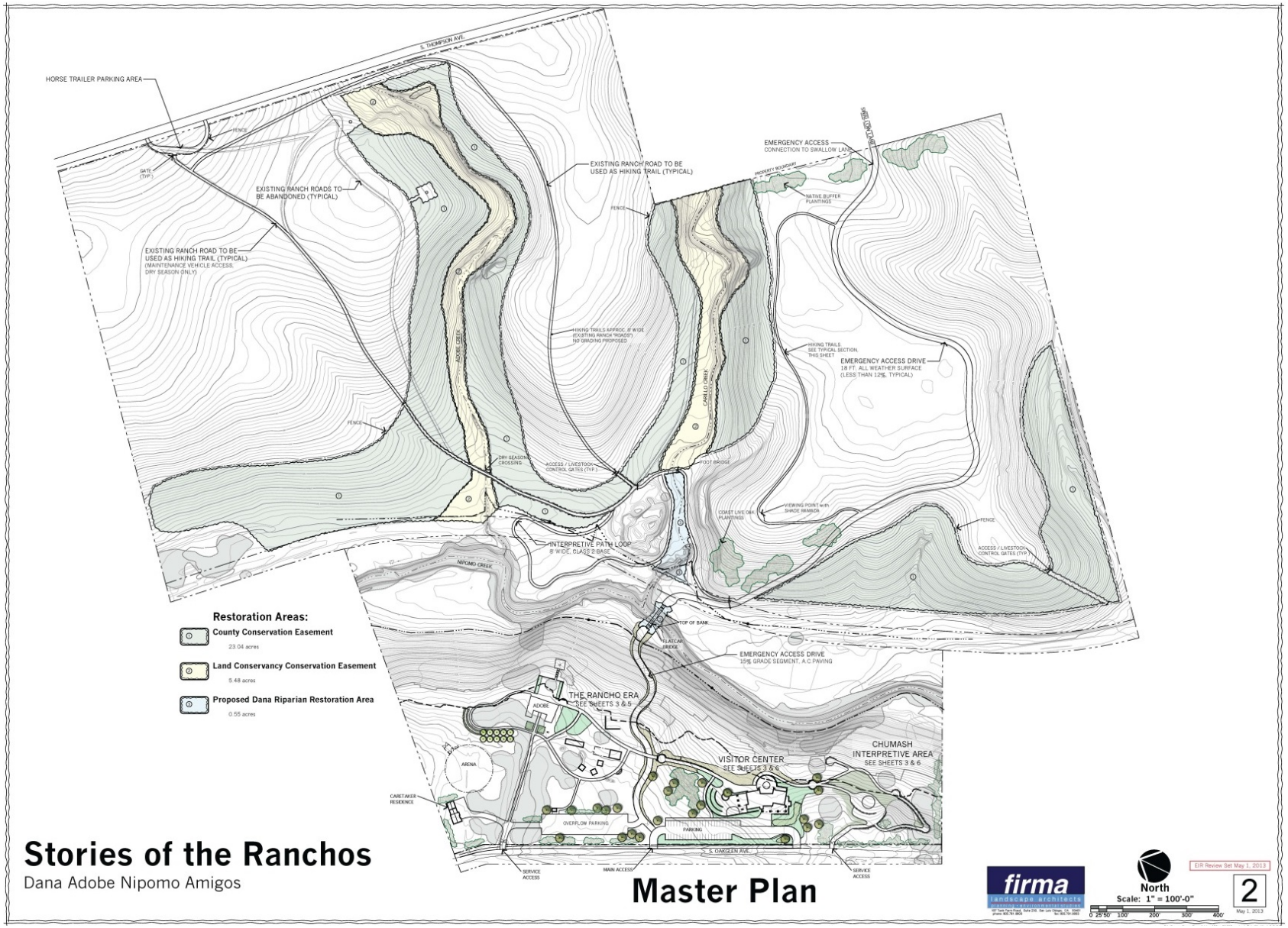


Figure ES-4. Site Plan, Visitors Center and Chumash Interpretive Area

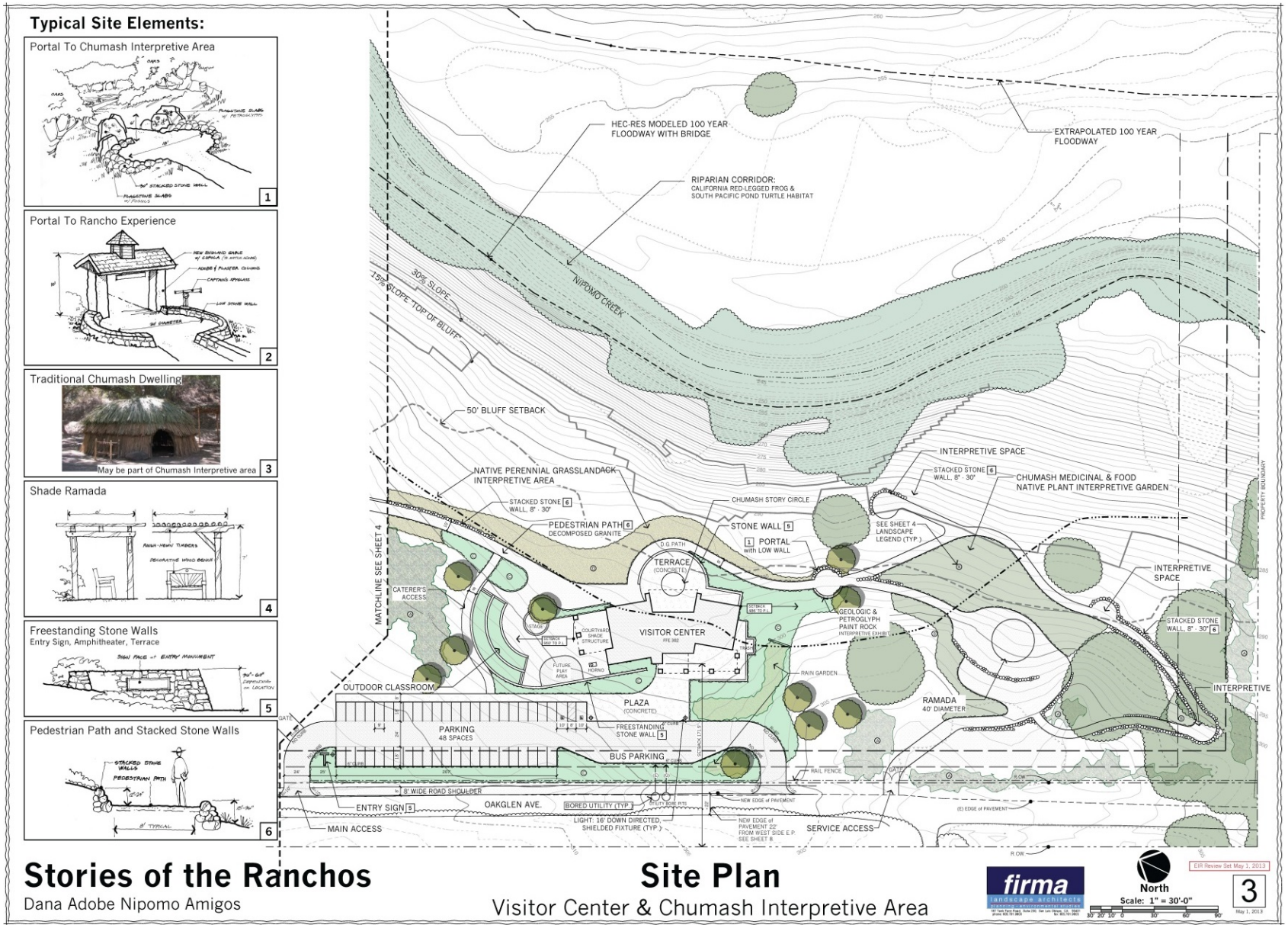


Figure ES-5. Site Plan, The Rancho Era

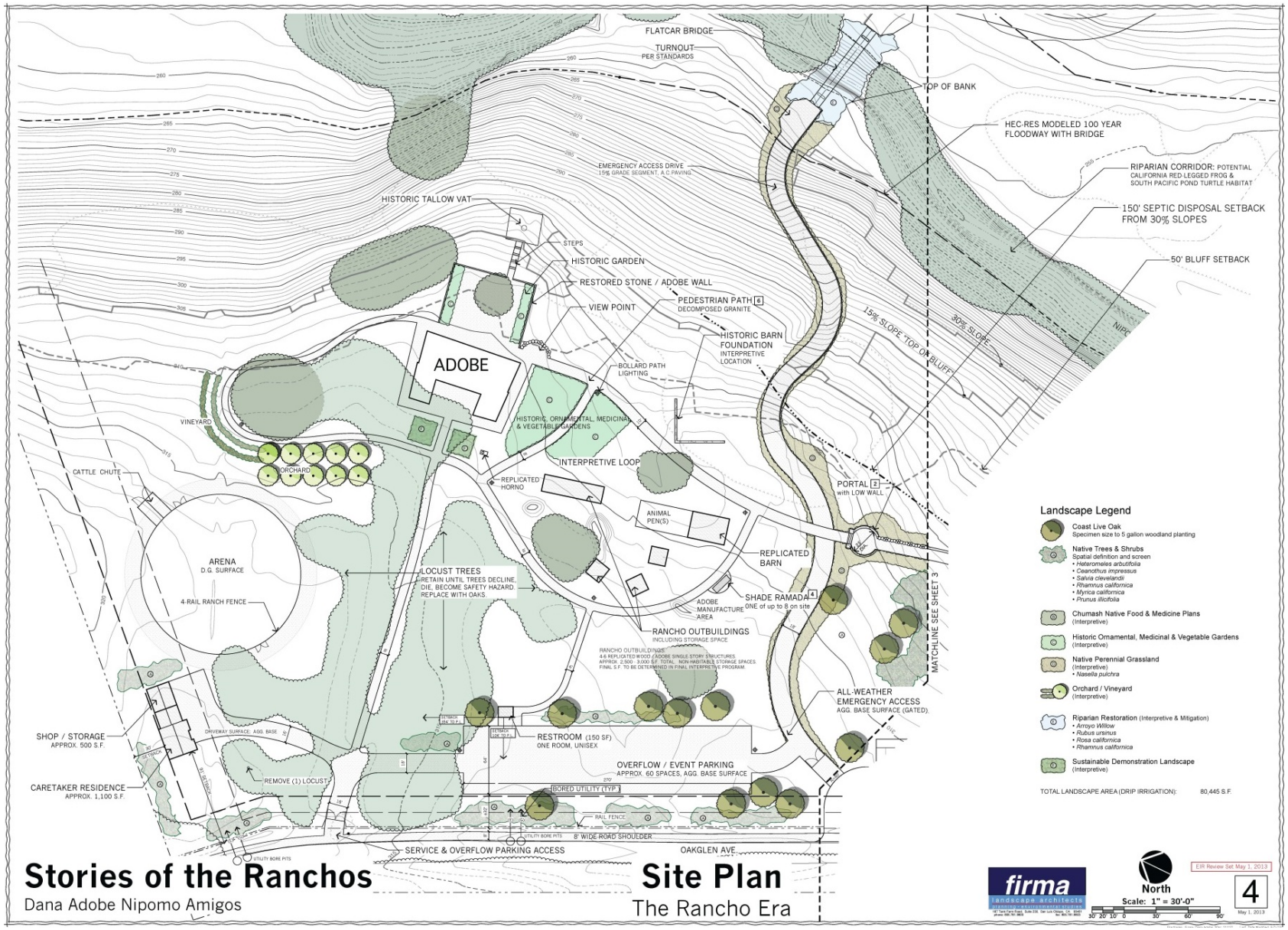


Figure ES-6. Preliminary Grading and Drainage

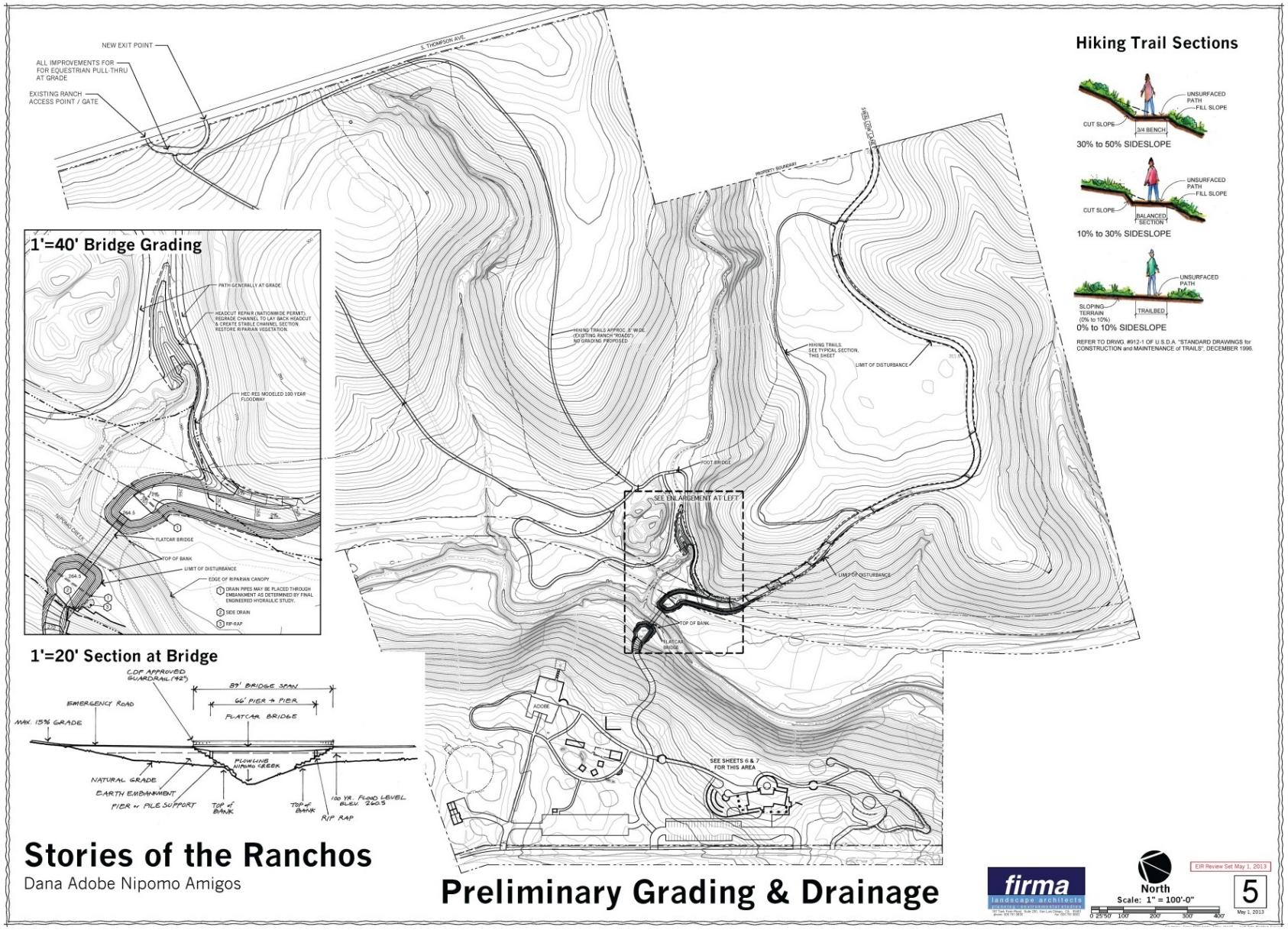


Figure ES-7. Preliminary Grading and Drainage Visitors Center and Chumash Interpretive Area

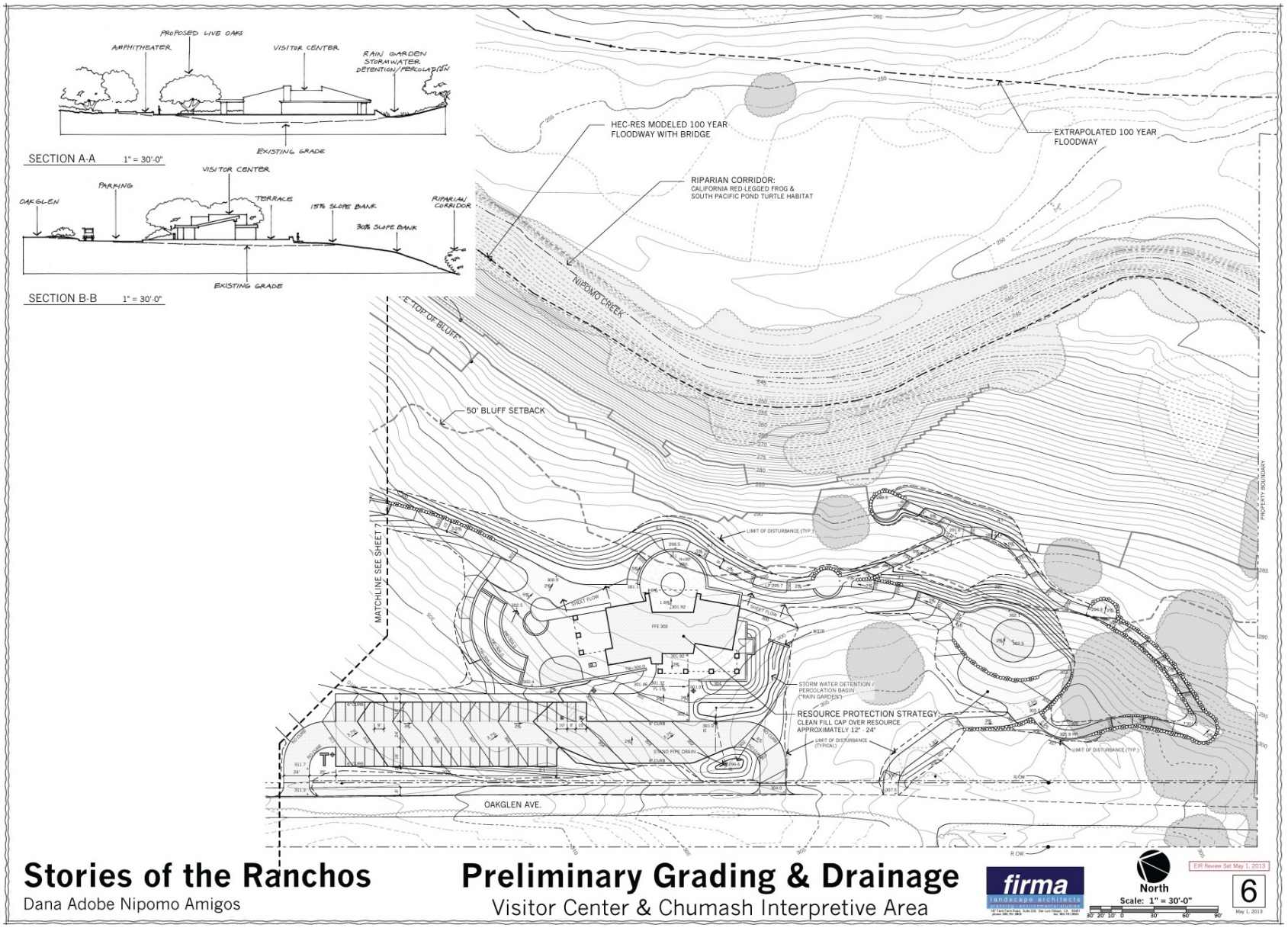


Figure ES-8. Preliminary Grading and Drainage, The Rancho Era

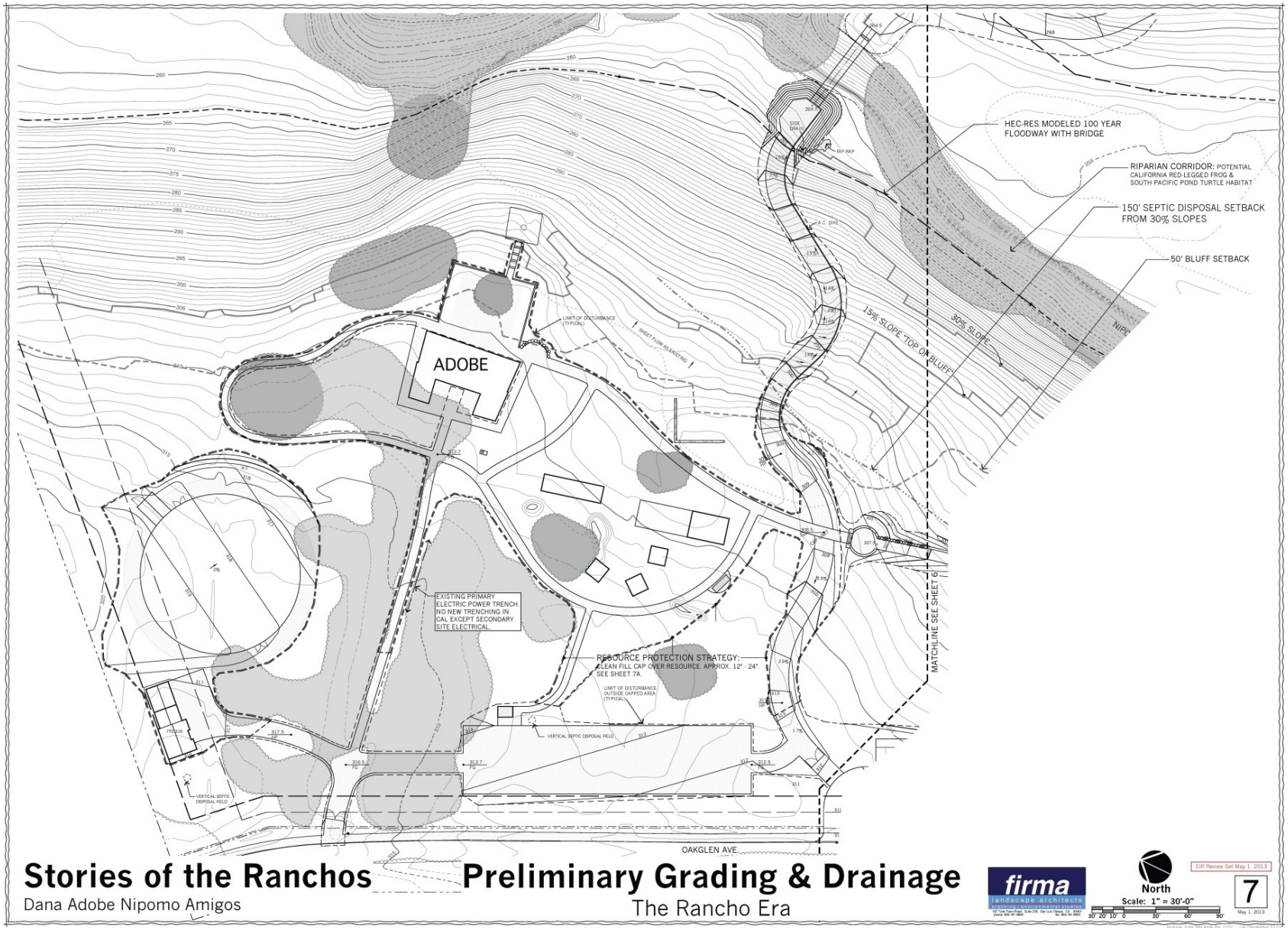


Figure ES-9. Utility Plan

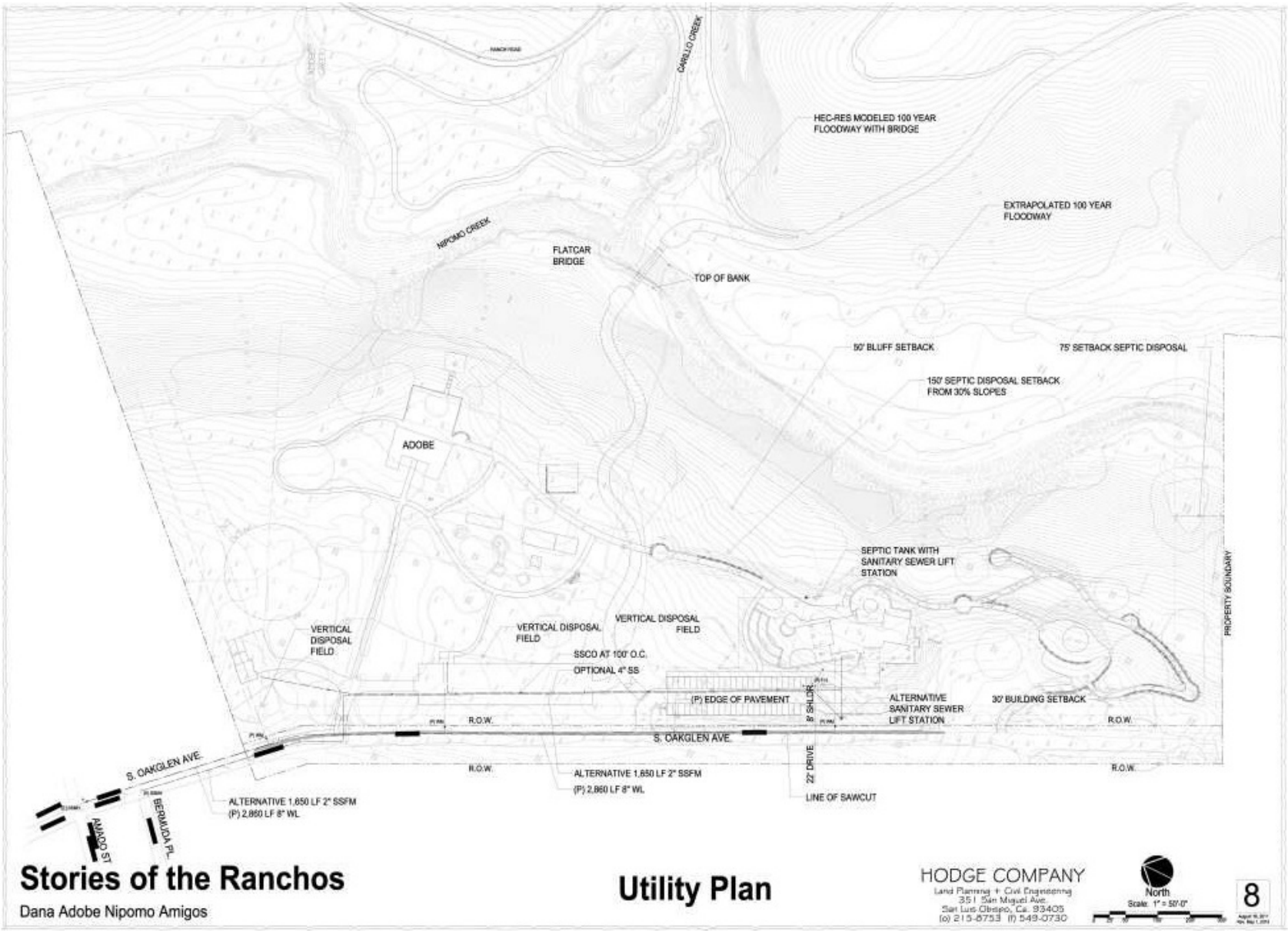
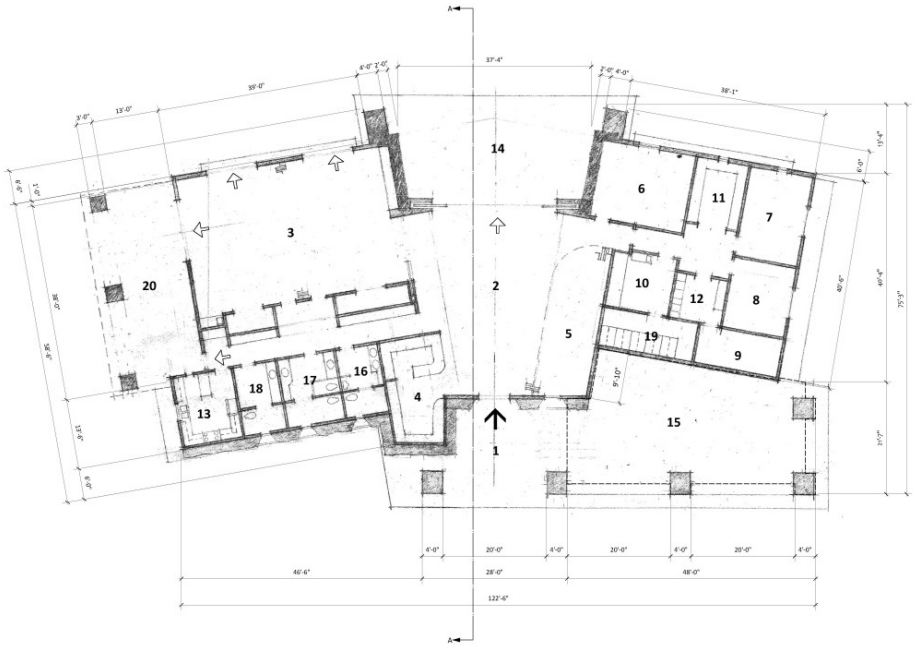


Figure ES-10. Floor Plan, Visitors Center



ROOM LEGEND

Number	Name	Size
1	Entry	20' x 18'
2	Gallery	26' (Ave.) x 36'
3	Classrooms	20' x 26'6 each
4	Bookshop	11' (Ave.) x 20'
5	Exhibit	10'6" x 28'
6	Multi Function	18' x 15'
7	Office 1	12' x 17'6"
8	Office 2	12' x 13'6"
9	Storage	16' x 9'
10	Curation 1	12' x 11'
11	Work / Copy	10' x 12'6"
12	Docent	10' x 8'6"
13	Kitchen	11'6" x 13'
14	Covered Outdoor Space 1	37' (Ave.) x 20'
15	Future Conference & Curation	48' x 25' (ave.)
16	Men's Restroom	8' x 13'
17	Women's Restroom	11' x 13'
18	Bride's Dressing & Restroom	8' x 13'
19	Curation 2	18' x 9'
20	Covered Outdoor Space 2	16'6" x 36'

Stories of the Ranchos

Dana Adobe Nipomo Amigos

FLOOR PLAN

FOOTPRINT: 5,300 s.f.

FUTURE EXPANSION: 966 s.f.

firma landscape architects

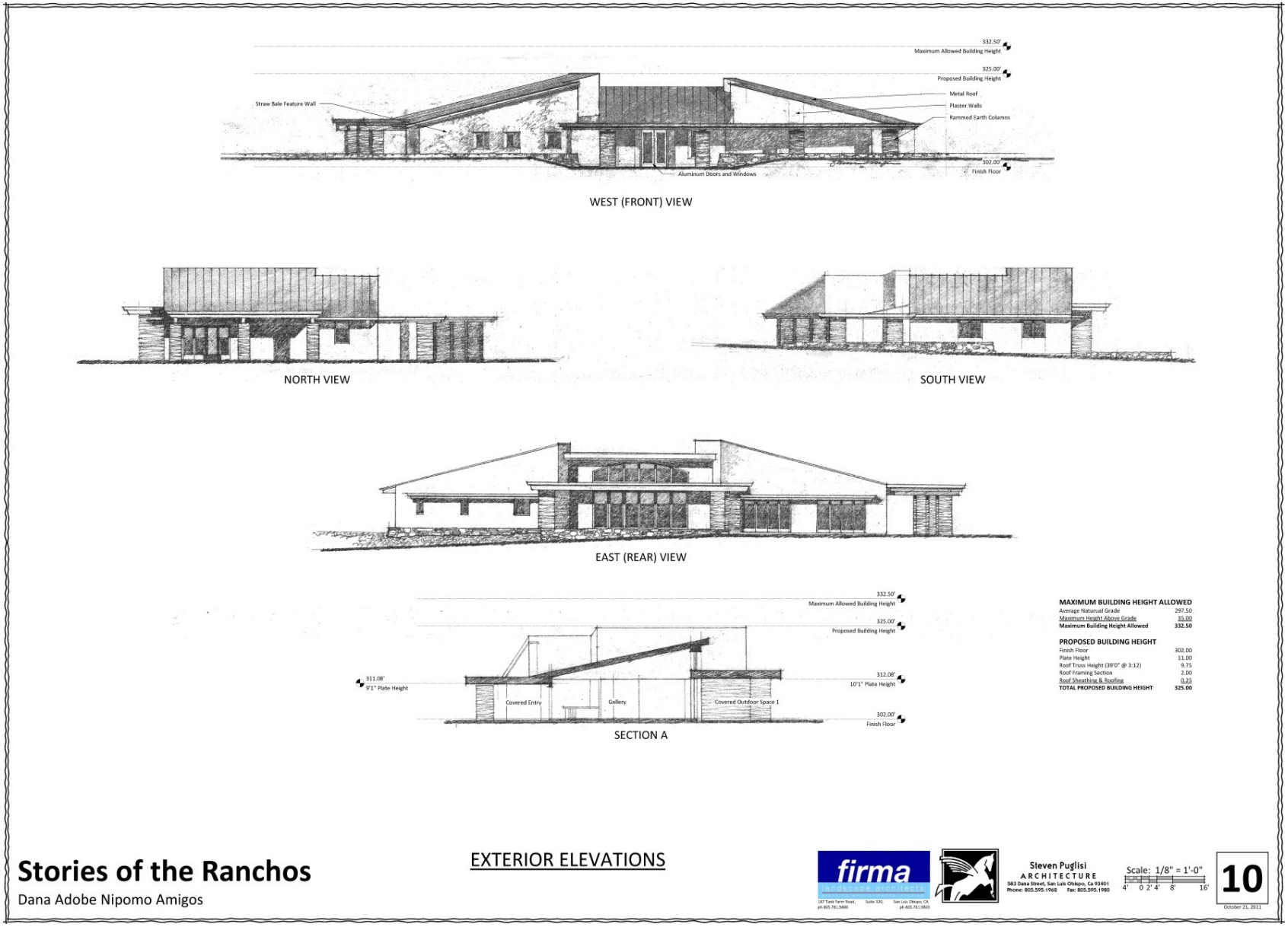
Steven Puglisi ARCHITECTURE
583 Dana Street, San Luis Obispo, Ca 93401
Phone: 805.595.1949 Fax: 805.595.1980

Scale: 1/8" = 1'-0"

9

October 21, 2011

Figure ES-11. Exterior Elevations, Visitors Center



F. SCOPING AND NOTICE OF PREPARATION PROCESS

In compliance with CEQA Guidelines, the County has taken steps to provide opportunities to participate in the environmental process. During the Initial Study process, an effort was made to contact various federal, state, regional, and local governmental agencies and other interested parties to solicit comments and inform the public of the proposed project. This included project referrals, personnel correspondence, and telephone contact. In addition, the County distributed the Notice of Preparation (NOP) on December 11, 2012 to various agencies, organizations and interested persons throughout San Luis Obispo County and the surrounding area. The proposed project was described, the scope of the environmental review was identified, and agencies and the public were invited to review and comment on the NOP. The close of the NOP review period was January 14, 2013. In addition, a scoping meeting was held on December 17, 2012 at the Nipomo Community Services District (NCSD) Office located at 148 S. Wilson Street in Nipomo, California.

Agencies, organizations, and interested parties not contacted or who did not respond to the request for comments about the project during the preparation of the Draft EIR currently have the opportunity to comment during the 45-day public review period on the Draft EIR.

G. SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED

Table ES-1 shows each impact identified and all mitigation measures recommended to reduce Impacts of the proposed project and alternatives have been classified using the categories described below:

- **Significant, unavoidable, adverse impacts (Class I):** Significant impacts that cannot be fully and effectively mitigated. No measures could be taken to avoid or reduce these adverse effects to insignificant or negligible levels.

- **Significant, but mitigable impacts (Class II):** These impacts are potentially similar in significance to those of Class I, but can be reduced or avoided by the implementation of mitigation measures.

- **Less than significant impacts (Class III):** Mitigation measures may still be required for these impacts as long as there is rough proportionality between the environmental impacts caused by the project and the mitigation measures imposed on the project.

- **Beneficial impact (Class IV):** Project would have a beneficial environmental impact.

The term “significance” is used throughout the EIR to characterize the magnitude of the projected impact. For the purpose of this EIR, a significant impact is a substantial or potentially substantial change to resources in the local proposed project area or the area adjacent to the proposed project. In the discussions of each issue area, thresholds are identified that are used to distinguish between significant and insignificant impacts. To the extent feasible, distinctions are also made between local and regional significance and short-term versus long-term duration. Where possible, measures have been identified to reduce project impacts to less than significant levels. CEQA requires that public agencies should not approve projects as proposed if there are feasible mitigation measures available which would substantially lessen the environmental effects of such projects (CEQA Statute §21002). Included with each mitigation measure are the plan requirements needed to ensure that the mitigation is included in the plans and construction of the project and the required timing of the action (e.g., prior to development of final construction plans, prior to commencement of construction, prior to operation, etc.).

The impacts and associated mitigation measures are shown in the Summary of Impacts and Mitigation Measures (refer to Table ES-1). The table includes significant impacts, which are identified with an impact number (i.e., **AES Impact 1**).

Each issue area section of the impact summary table describes and classifies each impact, lists recommended mitigation when applicable, and states the level of residual impact (i.e., impact after implementation of mitigation). A brief summary of the key significant impacts and mitigation measures for each issue area is presented below.

1. **Air Quality.** Construction of the project would generate short-term emissions including ROG, NO_x, fugitive dust (PM_{10}), DPM, and greenhouse gases and pollutants that contribute to climate change. Generation of emissions due to vehicle trips on a daily basis, and during special events, and generation of fugitive dust during use of unpaved overflow parking areas.

2. **Biological Resources.** Impacts to sensitive wildlife and potential for pollutant discharge into Nipomo Creek and its tributaries during construction.

3. **Cultural Resources.** Grading and construction within a known archaeological site, with varying effects depending on the location and depth of disturbance.

4. **Noise.** Generation of noise during special events, including the use of amplified sound, potentially affecting off-site sensitive receptors (residences).

5. **Transportation and Circulation.** Contribution of vehicle trips, potentially contributing to deficient level of service conditions at the U.S. Highway 101 and West Tefft Street interchange during the PM peak hour.

6. **Water Resources.** Impact to surface waters, including accidental discharge of sediments and pollutants into Nipomo Creek and its tributaries during construction. The creation of additional impervious areas and stormwater runoff.

The reader should refer to Table ES-2 and Chapter 4, Environmental Impacts Analysis, of the EIR for a more detailed discussion of the impacts and associated mitigation measures.

H. LUO AMENDMENT AND PLANNING AREA STANDARDS

This proposed project evaluated in this EIR includes both an LUO Amendment and development project (Conditional Use Permit request). Approval of the LUO Amendment alone would not result in any physical effects, because the language does not permit a project to occur prior to approval of the Master Plan and a CUP. Approval of a CUP is a discretionary action, and CEQA review is required. The LUO Amendment would be approved following certification of this EIR, which includes project-specific analysis of potential impacts on the environment and mitigation measures that are required to reduce identified adverse impacts to less than significant. Approval of the CUP would occur following certification of the Final EIR and approval of the LUO Amendment. In summary, the following steps are required for approval of the project:

1. County certifies Final EIR
2. County approves LUO Amendment
3. County approves CUP request

As documented in this Chapter of the EIR, development of the project site would result in adverse impacts to the environment, and mitigation is required. The Dana Adobe itself is currently protected by existing standards applicable to the Historic (H) combining designation. Section 22.112.080G of the proposed LUO Amendment includes language addressing aesthetics and visual compatibility (refer to Chapter 2, Project Description).

In addition to the LUO Amendment language proposed by the applicant, the following (or comparable) language (refer to Exhibit A on the following page) is recommended for inclusion as planning area standards to: 1) address potential impacts that may occur as a result of land development occurring subsequent to approval of the LUO Amendment, and 2) provide a connection to the project-specific mitigation measures identified for the project identified in the CUP request (proposed Master Plan). The mitigation measures recommended for incorporation into the LUO Amendment are commensurate to the level of review, address potential impacts that may occur during implementation of a future project allowable subsequent to approval of the LUO Amendment, and allow for flexibility when considering future project-specific impacts. Additional project-specific mitigation measures are also identified in this Chapter, which apply to the Master Plan and Conditional Use Permit.

EXHIBIT A
Section 22.112.080G – Proposed Additional Planning Area Standards

b. Air Quality
(1) The proposed project shall include measures to reduce construction-related air emissions, operational air emissions, and greenhouse gas emissions based on the current air quality model approved by the County of San Luis Obispo Air Pollution Control District (APCD), such as CalEEMod and guidance provided in the APCD's CEQA Handbook.
c. Biological Resources
(1) The proposed project shall include to avoid or minimize impacts to special status species and sensitive habits, such as pre-construction surveys, biological monitoring, construction avoidance during wet season and nesting bird season, oak tree protection and replanting for impacted trees, habitat restoration, and coordination with appropriate regulatory agencies.
d. Cultural Resources
(1) The proposed project shall include measures to address potentially significant impacts to cultural resources based on analysis by a County-approved archaeologist. Measures may include, but are not limited to, avoidance by design, protective soil capping, detailed research design and data recovery, surface documentation, archaeological monitoring, an operational management program, and an interpretive program.
(2) The proposed project shall include measures to address potentially significant impacts to paleontological resources, such as construction monitoring by a County-approved paleontologist.
e. Geology and Soils
(1) The proposed project shall include measures to reduce erosion and sedimentation and ensure water quality standards are met, such as provision of a SWPPP.
f. Noise
(1) The proposed project shall include measures to reduce potential noise impacts, such as limitations on maximum noise level, duration of special events, noise monitoring, and remediation for complaints.
g. Transportation and Circulation
(1) The proposed project shall include measures to reduce impacts to roads and intersections in the area, such as adjustments to peak hour trip generation, payment of road fees, and street improvements based on consultation with the County Department of Public Works.
h. Water Resources
(1) The proposed project shall include measures as required or recommended by the County's Stormwater Management Program to promote groundwater recharge through the application of Low Impact Development (LID) design techniques, such as directing parking lot and roof runoff to vegetated swales and rain gardens, and maximum pervious surfacing where feasible.

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
Aesthetics / Visual Resources		
AES Impact 1 Proposed development could create an aesthetically incompatible land use in the rural suburban/agricultural area, resulting in a significant, long-term impact.	**AES/mm-1** Upon application for construction permits on the 30-acre site, the applicant shall provide a colors and materials board for review and approval by the County Department of Planning and Building. Selected colors shall be dark, earth-toned, and selected to blend in with the natural surrounding vegetation. Selected materials shall primarily be natural-appearing and consistent with the historical adobe and agricultural setting, such as wood, adobe, and stone (or similar compatible materials). Approved colors and materials shall be shown on the project plans. The Department of Planning and Building will verify compliance prior to final inspections.	Less than significant (long-term)
AES Impact 2 Visibility of night lighting would affect views resulting in a significant, long-term impact.	**AES/mm-2** Upon application for construction permits on the 30-acre site, the applicant shall submit an exterior lighting plan to the County Department of Planning and Building for review and approval. The plan shall provide graphic details for all proposed permanent and temporary (i.e., special event) exterior lighting fixtures. Exterior lighting fixtures shall be “dark sky” certified or equivalent. Fixtures must be dark-colored and designed such that the bulb and reflective surfaces are obscured from off-site view.	Less than significant (long-term)
Air Quality		
AQ Impact 1 In the event construction activities occur over a quarter (over 90 days), use of construction equipment would generate reactive organic gasses (ROG) and nitrates of oxygen (NOx) exceeding the 2.5 ton/quarter threshold (Quarterly Tier 1), resulting in a significant, short-term impact.	**AQ/mm-1** Prior to issuance of construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans: ***Construction Equipment*** a. Maintain all construction equipment in proper tune according to manufacturer’s specifications; b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with California Air Resources Board (ARB)-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road); and, c. Maximize to the extent feasible, the use of diesel construction	Less than significant (short-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	equipment meeting the ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation. d. Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation; e. Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance; f. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit; g. Diesel idling within 1,000 feet of sensitive receptors is not permitted; h. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors; i. Electrify equipment when feasible; j. Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and, k. Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel. ***Best Available Control Technology (BACT)*** l. Further reducing emissions by expanding use of Tier 3 and Tier 4 off-road and 2010 on-road compliant engines; m. Repowering equipment with the cleanest engines available; and n. Installing California Verified Diesel Emission Control Strategies. These strategies are listed at: http://www.arb.ca.gov/diesel/verdev/vt/cvt.htmAdditional Construction Equipment Measures.	
AQ Impact 2 Site preparation, ground disturbance, grading, and construction activities would result in the generation of fugitive dust (PM10),	**AQ/mm-2** Upon application for construction permits, all required PM10 measures shall be shown on applicable grading or construction plans, and made applicable during grading and	Less than significant (short-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
potentially creating a nuisance and exacerbating the current non-attainment status for PM10, resulting in a significant, short-term impact.	construction activities as described below. a. Reduce the amount of the disturbed area where possible; b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. c. Reclaimed (non-potable) water should be used whenever possible; d. All dirt stock pile areas should be sprayed daily as needed; e. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities; f. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established; g. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; h. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used; i. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; j. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114; k. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and, l. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.	

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	All of these fugitive dust mitigation measures shall be shown on grading, construction and building plans; and the contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust off-site. Their duties shall include monitoring the effectiveness of the required dust control measures (as conditions dictate), and shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.	
AQ Impact 3 In the event construction activities occur over a quarter (over 90 days), use of equipment would result in diesel particulate matter (DPM) emissions exceeding quarterly (Tier 1) (0.13 tons/quarter) thresholds, and would potentially affect residents within 1,000 feet of the site, resulting in a significant, short-term impact.	Implement **AQ/mm-1**.	Less than significant (short-term)
AQ Impact 4 Operation of the project would result in the generation of fugitive dust (PM10) exceeding daily thresholds (25 lbs/day), resulting in a significant, short-term and long-term impact during use of unpaved parking areas and the arena.	**AQ/mm-3** The following mitigation is required on the day(s) of the special event, when use of unpaved overflow parking areas will occur: a. The unpaved parking area shall be treated with a dust suppressant such that fugitive dust emissions do not impact offsite areas and do not exceed the APCD 20% opacity limit (see Technical Appendix 4.3 of the APCD CEQA Handbook); b. Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not impact offsite areas and do not exceed the APCD 20% opacity limit; and c. The applicant may propose alternative measures of equal effectiveness by contacting the APCD Planning Division. **AQ/mm-4** To minimize nuisance impacts and to reduce fugitive dust emissions from the arena for the life of the project the following mitigation measures shall be incorporated into the project, and are applicable to the demonstration arena:	Less than significant (short-term and long-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	a. Reduce the amount of the disturbed area where possible; b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency whenever wind speeds exceed 15 mph; c. Reclaimed (non-potable) water shall be used whenever possible; d. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities; e. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Air District; and f. A person or persons shall be designated to monitor for dust and implement additional control measures as necessary to prevent transport of dust offsite. The monitor's duties shall include holidays and weekend. The name and telephone number of such persons shall be provided to the Air District prior to operation of the arena.	
AQ Impact 5 In the event construction of the project requires remodeling or demolition of structures, utilities, or pipelines, asbestos-containing material may occur, resulting in a significant, short-term impact.	**AQ/mm-5** Prior to issuance of grading permit, the applicant shall submit a geologic evaluation of naturally occurring asbestos on the 100-acre portion of the project site to the Air Pollution Control District. If naturally occurring asbestos is present onsite, the applicant shall comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan that shall be approved by the APCD prior to construction, and 2) an Asbestos Health and Safety Program. Prior to development on the 30-acre portion of the site, the applicant shall submit a Naturally Occurring Asbestos Construction and Grading Permit Exemption Request Form to the APCD. If the applicant has any questions regarding these requirements, they shall contact the APCD.	Less than significant (short-term)
AQ Impact 6 Grading and ground disturbance within the 100-acre portion of the project site may result in exposure to naturally-occurring asbestos, resulting in a significant, short-term impact.	**AQ/mm-6** Prior to issuance of grading permit, the applicant shall submit a geologic evaluation of naturally occurring asbestos on the 100-acre portion of the project site to the Air Pollution Control District. If naturally occurring asbestos is present onsite, the applicant shall comply with all requirements outlined in the Asbestos	Less than significant (short-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	Airborne Toxic Control Measures (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan that shall be approved by the APCD prior to construction, and 2) an Asbestos Health and Safety Program. Prior to development on the 30-acre portion of the site, the applicant shall submit a Naturally Occurring Asbestos Construction and Grading Permit Exemption Request Form to the APCD. If the applicant has any questions regarding these requirements, they shall contact the APCD.	
Biological Resources		
BIO Impact 1 Construction of the project would directly and/or indirectly affect special status species, including terrestrial, aquatic, and avian species, resulting in a significant, short-term impact.	**BIO/mm-1** Prior to grading and construction within 100 feet of Nipomo Creek, Adobe Creek, or Carillo Creek, a qualified biologist shall conduct pre-construction surveys for sensitive amphibian and reptile species within all portions of the project site containing suitable habitat. The surveys shall include at least two nighttime surveys and one daytime survey immediately preceding construction. If any sensitive species are detected, the following actions shall occur: a. Any detected adults will be relocated to a nearby suitable aquatic habitat. The location shall be in suitable habitat not subject to disturbance or known threats to the species. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing riparian corridor. Sensitive species, such as California red-legged frog, will only be moved if prior approval has been granted by the USFWS (see d below). b. A qualified biological monitor will be present during any clearing, grading, or creek activities. Additionally, a qualified biological monitor will be on-site during construction activities to ensure no sensitive species have entered the work area overnight or throughout the day (i.e., they will conduct a morning clearance survey and regular daily checks of the work areas). c. The work areas will be clearly marked to ensure that no work occurs outside of the approved limits of disturbance (i.e., lathe and flagging, t-posts and yellow ropes, and temporary signage). d. The qualified biologist will receive project-specific approvals	Less than significant (short-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	from resource agencies prior to handling any wildlife species, especially any sensitive species. e. Speed limits shall be restricted to 15 mph. f. Work will occur only during daylight hours. **BIO/mm-2** Upon application for construction permits, the following measures shall be included on applicable plans in order to avoid erosion and sedimentation impacts to the creeks and water quality: a. Construction should be limited to the typical dry season (April 15 to October 15). b. If work must occur during the rainy season, the applicant shall install adequate erosion and sedimentation controls to prevent any sediment-laden run-off from entering Nipomo Creek. c. Upon completion of construction, disturbed areas will be stabilized or vegetated as detailed in the project's re-vegetation plan. **BIO/mm-3** A qualified biologist shall conduct a pre-construction survey within 30 days prior to the onset of construction activities within all potentially impacted areas of suitable badger habitat (grasslands and agricultural fields). If badger dens are discovered, they will be inspected to determine if they are currently occupied. If dens are discovered and are inactive, they will be excavated to prevent re-occupation prior to construction. If badgers are found during their breeding and rearing season (February to July), these dens shall be avoided with an appropriate buffer to protect them from construction activities. If badgers are found outside of their breeding period, CDFW will be contacted regarding the accepted approach to exclude and excavate the den prior to equipment and other ground disturbing activity on the site. **BIO/mm-4** All work shall be avoided during the nesting bird season (approximately February 1 through August 15), including ground and tree-nesting birds. If any construction activities are scheduled to occur during the nesting season, pre-construction bird surveys shall be conducted by a qualified biologist. The pre-	

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	construction bird surveys shall be conducted within 250 feet of any proposed construction activity within both the 30-acre and 100-acre areas. The surveys shall be conducted no more than 1 week prior to the scheduled onset of construction activities. If nesting bird species are observed within 250 feet of the construction area during the surveys, the biologist shall determine the appropriate exclusion zone for the specific species. A buffer of 250 feet shall be maintained around any nesting raptors. The nesting bird exclusion zones shall be completely avoided until the qualified biologist determines that the young have successfully fledged. A qualified biologist shall conduct periodic site inspections to ensure that the exclusion zone is maintained and to monitor the nesting progression. In the event that sensitive bird species are discovered, the USFWS and/or CDFW will be contacted to determine the appropriate protective measures prior to any construction beginning. If construction activities must occur within 250 feet of a nesting raptor nest, a qualified biologist shall be consulted to determine if the buffer can be reduced. If, in the opinion of the qualified biologist, the buffer cannot be safely reduced, a full-time avian monitor shall be present during all construction activities occurring within the established buffer to ensure no impacts occur. The avian monitor will have the authority to halt or re-direct work if raptors show signs of disturbance.	
BIO Impact 2 Project construction activities have the potential to result in indirect impacts to eight mature coast live oak trees, resulting in a significant, short-term and long-term impact.	**BIO/mm-5** All existing oak trees to remain on-site that are within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading or site grubbing. The outer edge of the tree root zone to be fenced will be outside of the canopy half the distance as measured between the tree trunk and outer edge of the canopy (i.e., 1.5 times the distance from the trunk to the drip line of the tree). Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas to the maximum extent feasible. If grading, compaction, or placement of fill in the root zone of an existing oak tree cannot be avoided, retaining walls may be constructed to minimize cut and fill impacts to existing oak trees.	Less than significant (short-term and long-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface. **BIO/mm-6** All oak trees identified to remain shall not be removed, unless otherwise regulated by County LUO §22.56.020.A.4 (Tree Removal Permit Required, Zoning Clearance Exemption for trees in a hazardous condition). Unless previously approved by the County, the following activities are not allowed within the root zone of existing or newly planted oak trees: a. year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); b. grading (includes cutting and filling of material); c. compaction (e.g., regular use of vehicles); d. placement of impermeable surfaces (e.g., pavement); or, e. disturbance of soil that impacts roots (e.g., tilling). **BIO/mm-7** The trimming of oaks can be detrimental and shall be minimized as follows: a. removal of larger lower branches should be minimized to: i. avoid making tree top heavy and more susceptible to "blow-overs;" ii. reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation; iii. retain the wildlife that is found only in the lower branches; iv. retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers); and, v. retain the natural shape of the tree. b. The amount of trimming (roots or canopy) done in any one season should be limited as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). c. Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree	

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant shall either use a skilled arborist or apply accepted arborist's techniques when removing limbs. d. Unless a hazardous or unsafe situation exists, trimming of deciduous species shall be done only during the winter. e. Smaller oak trees (smaller than five inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees. **BIO/mm-8** Newly planted oak trees shall be maintained until successfully established as determined by a qualified professional. This shall include protection (e.g., tree shelters, caging) from animals (e.g., deer, rodents) and adequate watering (e.g., drip-irrigation system). During the timeframe when the oaks are being established on the 30-acre area, weed removal shall occur as follows: ~~a. no herbicides shall be used;~~ ~~b~~a. installation of either 1) a securely staked "weed mat" (covering at least a 3-foot radius from center of plant), or 2) hand removal of weeds (covering at least a 3-foot radius from center of plant) and use of weed-free mulch (at least 3 inches deep, 3-foot radius) with regular replenishment, shall be completed for each new plant. If the hand removal weeding option is selected it shall be kept up on a regular basis (at least once in late spring [April] and once in early winter [December]). ~~c~~b. Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a 3-year period. ~~d~~c. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Once oak trees have been planted and prior to final inspection of building permits, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating when the above planting occurred, what was planted and all measures implemented to improve the long-term success of these trees. This letter shall be submitted to the County	

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	Environmental Coordinator. To guarantee the success of the new oak trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than 7 years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator 1 year after the initial planting and, thereafter, on an annual basis until the monitor, in consultation with the County, has determined that the initially-required vegetation is successfully established (for oak woodlands, no less than 7 years). Additional monitoring will be necessary if initially-required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator.	
BIO Impact 3 Development of the emergency access road and bridge over Nipomo Creek would result in disturbance of riparian habitat and/or wetland areas adjacent to the creek, resulting in significant short-term and long-term impacts.	**BIO/mm-9** Upon application for construction permits for the emergency access drive, the following measures shall be incorporated into project plans: a. Disturbance shall be minimized to what is necessary to safely install the emergency access bridge over Nipomo Creek. b. Appropriate exclusion and erosion control measures shall be installed and maintained during construction activities to minimize sedimentation into the creek and impacts to sensitive habitat. c. Appropriate permanent sedimentation and erosion control structures shall be included in the bridge design in order to minimize long-term impacts associated with vehicular traffic near the creek (e.g., sedimentation and erosion into the creek due to increased runoff associated with soil compaction and/or installation of impermeable surfaces). d. The applicant shall restore and revegetate any disturbed areas along the access bridge in order to stabilize the streambank.	Less than significant (short-term and long-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	BIO/mm-10 Prior to work within creek channels, the applicant shall coordinate with the appropriate regulatory agencies in order to obtain permits prior to the start of construction. These agencies are likely to include: USACE, USFWS, CDFW, and RWQCB.	
Cultural Resources		
CR Impact 1 Proposed grading activities would impact portions of site CA-SLO-97/142/H determined to be eligible for inclusion on the California Register of Historic Places under criterion D: "sites that have yielded, or may be likely to yield, information important in prehistory or history." This would result in a significant, long-term impact.	**CR/mm-1** Prior to issuance of grading and construction permits, the applicant shall submit to the Environmental Coordinator (and possibly subject to peer review) for the review and approval, a detailed research design for a Phase III (data recovery) archaeological investigation. The Phase III program shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of the previous archaeological investigations (Albion Environmental, July 2013). The Phase III program shall include at least the following: a. three control units in Locus A and two control units in Locus B pursuant to the Phase II Archaeological Evaluation of CA-SLO-97/142/H (Albion Environmental, July 2013); b. standard archaeological data recovery practices; c. recommendation of sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size. Sample size should be 0.01% of the total volume (disturbed and non-disturbed matrix) in Locus A and 0.05% of the total volume (disturbed and non-disturbed matrix) in Locus B. The sample size shall include 0.04% of the volume of undisturbed site deposit in Locus A and 0.05% of the volume of undisturbed site deposit in Locus B. If a lesser sample size is recommended, supporting information shall be presented that justifies the smaller sample size. d. identification of location of sample sites/test units; e. detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected);	Less than significant (long-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	f. disposition of collected materials; g. proposed analysis of results of data recovery and collected materials, including timeline of final analysis results; and, h. list of personnel involved in sampling and analysis. Once approved, these measures shall be shown on all applicable construction drawings and implemented during construction. Prior to final inspection/occupancy, the applicant shall provide to the County a final report on the investigation work conducted during construction. **CR/mm-2** Prior to issuance of grading and construction permits, the applicant shall submit to the Environmental Coordinator (and possibly subject to peer review) for the review and approval, a project-specific Cultural Resources Treatment Plan. The Treatment Plan shall incorporate by reference the County-approved Phase III data recovery plan and County-approved Monitoring Plan. The Treatment Plan will serve as the basic background reference for the project, and will provide a programmatic and/or possible specific treatment options. Specifically, and at minimum, the Treatment Plan shall contain the following: a. Compilation of background data; b. Regional research questions (e.g., who lived there and how long ago; what kinds of things did people do at the site; why did they choose to inhabit this area; what was the site's role in the larger system of settlements and camps throughout the region); c. Data recovery methodology, including field methods, analysis, reporting; d. Monitoring program; e. Strategies for the treatment of unanticipated discoveries; f. Protocols for continued consultation with interested Native American participants; and, g. Guidelines for long-term curation. **CR/mm-3** Prior to issuance of grading and construction permits, the applicant shall submit a Monitoring Plan, prepared by a County-approved archaeologist, for review and approval by the County	

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved monitoring plan. The monitoring plan shall include at a minimum: a. list of personnel involved in the monitoring activities; b. inclusion of involvement of the Native American community, as appropriate; c. description of how the monitoring shall occur; d. description of frequency of monitoring (e.g., full-time, part time, spot checking); e. description of what resources are expected to be encountered; f. description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?); g. description of procedures for halting work on the site and notification procedures; h. provisions defining education of the construction crew; i. protocol for treating unanticipated finds (refer to Treatment Plan); and, j. description of monitoring reporting procedures. **CR/mm-4** Prior to ground disturbance and construction activities, in consultation with a County-approved archaeologist, the applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources. **CR/mm-5** During all initial ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all initial earth disturbing activities, per the approved	

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	monitoring plan. If any significant archaeological resources not previously identified in the Monitoring and Treatment Plan, or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator. **CR/mm-6** Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first), the qualified archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.	
CR Impact 2 Proposed grading and construction activities may result in in advertent adverse effects to historical features associated with the Dana Adobe, resulting in a significant, long-term impact.	**CR/mm-7** Upon application for construction permits for development on the 30-acre site, the applicant shall submit plans verifying the preservation of documented historic resources onsite, including the tallow vat, retaining wall, barn foundation, and windmill (refer to CRMS 2011). **CR/mm-8** Upon application for construction permits for development on the 30-acre site, additional study including archival and field investigation shall verify the presence of the stagecoach roadbed. In the event the presence of the roadbed is determined, the applicant shall avoid the resource to the maximum extent feasible, and the site shall be addressed pursuant to the approved Phase III Data Recovery Plan and Monitoring Plan.	Less than significant (long-term)
CR Impact 3 Proposed grading and construction activities may result in in advertent adverse effects to paleontological resources, resulting in a significant, long-term impact.	**CR/mm-9** In the event ground disturbance exceeds 6 feet in depth within Diablo clay, Diablo and Cibo clays, Marimel silty clay loam, Tierra loam, or Zaca clay, the applicant shall retain a qualified paleontologist to monitor initial excavation activities. Upon completion of all monitoring/mitigation activities, and prior to final inspection, the consulting paleontologist shall submit a report to the	Less than significant (long-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met and include analysis of all discoveries.	
Hazards and Hazardous Materials		
HM Impact 1 During construction of the project, the use of heavy equipment may result in accidental spill or leakage of potentially hazardous materials (i.e., fuels, oil), resulting in a significant, short-term impact.	Implement **BIO/mm-2**, **BIO/mm-9**, **BIO/mm-10**, **WR/mm-1**, and **WR/mm-2**.	Less than significant (short-term)
Noise		
N Impact 1 Amplified sound at special events proposed at the project site would exceed County thresholds, potentially affecting persons off-site, resulting in a significant, short-term and long-term impact.	**N/mm-1** Upon application for construction permits, the applicant shall submit plans listing the following noise attenuation measures, which shall be implemented for the life of the project: a. Outdoor events with amplified music or sound shall not be permitted to continue beyond 10:00 p.m. b. All soundspeaker systems shall include dispersed speakers oriented away from residential properties. c. Within the amphitheater, speakers shall be orientated downward or positioned below the stage. d. The enforced amplified sound limit (excluding the amphitheater) shall be 85 dB maximum as measured 50 feet from the source. e. The enforced amplified sound limit within the amphitheater shall be 80 dB maximum as measured 50 feet from the source. f. An on-site manager shall be present during all events to verify the amplified sound limit using a noise meter (Type 2 or better) and address noise complaints (if received). All noise complaints and subsequent remediation actions (i.e., reducing the amplified noise level within acceptable limits, adjusting speaker locations) shall be recorded by the on-site manager and kept on file by DANA. g. DANA shall provide a letter to all adjacent landowners including the name and contact information for the on-site manager.	Less than significant (short-term and long-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	h. All amplified noise attenuation measures shall be listed on any special event agreements issued by DANA.	
N Impact 2 Amplified sound at special events proposed at the project site would result in periodic increases in the ambient noise level in the project vicinity, resulting in a significant, long-term impact.	Implement **N/mm-1**.	Less than significant (long-term)
Transportation and Circulation		
TC Impact 1 Operation of the project would generate additional daily and special event trips, resulting in a less than significant, long-term impact to South Oakglen Avenue.	**TC/mm-1** Upon application for construction permits for development of the 30-acre site, the applicant shall submit a street plan and profile to widen South Oakglen Avenue to complete the project site of an A-1 rural street section fronting the property. All proposed driveways shall be constructed in accordance with County Standard B-1 series drawings.	Less than significant (long-term)
TC Impact 2 Operation of the project, including generation of additional daily and special event trips, would contribute to LOS D conditions at the U.S. Highway 101 / West Tefft Street southbound ramp intersection, resulting in a potentially significant impact.	**TC/mm-2** Prior to issuance of building permits, to mitigate for impacts to the US 101 / West Tefft Street interchange during the PM peak hour, the applicant shall: a. Prepare a Transportation Demand Management (TDM) Program subject to the review and approval of the County Department of Public Works that adjusts: 1. Visitor Center hours outside of the weekday AM peak hours (7:30 a.m. to 9:30 a.m.) and PM peak hours (4:30 p.m. to 6:30 p.m.); and, 2. New employee/volunteer hours to avoid outbound trips between 4:30 p.m. and 6:00 p.m. or, b. In the event the project would generate new peak hour trips, the applicant shall consult with the County Department of Public Works, and submit the South County Area 1 Road Fee in the amount prevailing at the time of payment.	Less than significant (long-term)
Water Resources		
WR Impact 1 The project would include construction activities that would require ground disturbance and use of heavy equipment, which may	Implement **BIO/mm-2**, **BIO/mm-9**, and **BIO/mm-10**. **WR/mm-1** Prior to issuance of a grading permit, the applicant	Less than significant (short-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
result in the discharge of sediment and other pollutants, indirectly affecting surface and ground water quality, and resulting in short-term impacts.	shall provide a copy of the Regional Water Quality Control Board-approved Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall be implemented prior to, during, and following ground disturbance. **WR/mm-2** At the time of application for grading and construction permits, all applicable plans shall clearly show stockpile and staging areas. Stockpiles and staging areas shall not be located within 100 feet of Nipomo Creek, Carillo Creek, Adobe Creek, or any drainage swale. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. The staging areas shall conform to standard Best Management Practices (BMPs) applicable to attaining zero discharge of storm water runoff. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills. Maintenance, cleaning, and refueling of equipment and vehicles shall not be permitted onsite or on South Oakglen Drive.	
WR Impact 2 Operation of the project would include vehicle parking areas, which may result in the discharge of hydrocarbons and other pollutants in stormwater runoff, indirectly affecting surface and ground water quality, and resulting in short-term and long-term impacts.	**WR/mm-3** At the time of application for construction permits, the applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of LID design techniques. At least three designer-selected LID/stormwater runoff reduction measures shall be applied to the project, including, but not limited to the following options: a. Parking lots shall be designed to drain to vegetated depressions, rain gardens, or open areas to allow for stormwater infiltration. b. Roof runoff should be directed to landscape areas (rain gardens) and/or vegetated drainage swales and shall not be directed to impervious surfaces that have the potential to contain pollutants. c. Vegetated drainage swales shall be constructed along the access driveway and discharge to an approved location in a non-erosive manner. d. Pavement disconnection within the parking area. e. Other measures, as approved by the County Planning	Less than significant (short-term and long-term)

Table ES-2. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
	Department in consultation with Public Works. These measures shall be implemented prior to final inspection or occupancy, whichever occurs first.	
WR Impact 3 Development of the project would create additional impervious surfaces, which would potentially reduce soil absorption rates, increase and re-direct runoff, and increase the potential for downstream flooding, resulting in a significant long-term impact.	Implement **WR/mm-3**. **WR/mm-4** At the time of application for construction permits, the applicant shall submit complete drainage, flood hazard, and erosion and sedimentation control plans for review and approval in accordance with Sections 22.52.110 (Drainage Plan Required), 22.14.060 (Flood Hazard Area), and 22.52.120 (Erosion and Sedimentation Control Plan Required) of the Land Use Ordinance. The applicant shall demonstrate that project construction plans are in conformance with the Source Control Best Management Practices as identified for project incorporation in the Stormwater Quality Plan Application for Priority Projects. **WR/mm-5** For the life of the project, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II stormwater program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.	Less than significant (long-term)
WR Impact 4 The project would change the drainage pattern in an area with substantial potential for sedimentation, erosion and flooding, resulting in a significant long-term impact.	Implement **BIO/mm-9**, **BIO/mm-10**, **WR/mm-3**, **WR/mm-4**, and **WR/mm-5**.	Less than significant (long-term)
Land Use		
LU Impact 1 Operation of the project would generate noise potentially exceeding thresholds identified in the County Noise Element, and potentially resulting in a significant, long-term impact.	Implement **N/mm-1**.	Less than significant (long-term)

I. PROJECT ALTERNATIVES

Criteria used to develop potential alternatives included the potential of the project to avoid impacts to sensitive resources and the human environment, whether or not it could generally meet the project objectives, and costs. Specific consideration was given to potential alternatives that appeared to avoid or minimize impacts to natural resources and the human environment.

The applicant is requesting approval of both a Land Use Ordinance Amendment and Conditional Use Permit; therefore, two No Project Alternatives are included in the analysis. Identified alternatives include the No Project (No Action) Alternative - Land Use Ordinance Amendment, No Project Alternative - Conditional Use Permit, Design Alternative A – Initial Conceptual Site Plan, and Design Alternative B – Applicant's Alternative Plan.

1. No Project Alternative – Land Use Ordinance Amendment

Under the No Project Alternative – Land Use Ordinance Amendment no changes to the County LUO would occur. Proposed clarifications that would accurately represent current land ownership would not be approved. Language requiring construction of the Southland Street Interchange would remain, in addition to design standards identified in the current ordinance. The existing reference to the "Site Master Plan" on file would be outdated, and inconsistent with current conditions. The proposed project, which includes the Conditional Use Permit request and a Master Plan, may be considered by the decision-makers regardless of approval of the Land Use Ordinance Amendments; however, the decision and associated findings would be complicated by the current inconsistencies in the existing ordinance language, primarily the requirement for the Southland Street Interchange (which is not proposed by the applicant or currently pursued by the County or California Department of Transportation [Caltrans]) and implementation of the Master Plan would not occur.

2. No Project Alternative – Conditional Use Permit

The No Project Alternative – Conditional Use Permit would include none of the components of the proposed project. Continued restoration of the Dana Adobe would occur, in addition to qualifying non-profit events and educational tours. The No Project Alternative would not meet the primary goal of the project, which is to establish the plan for protection/preservation of the historic Dana Adobe and develop the surrounding area for educational purposes.

3. Design Alternative A – Initial Conceptual Site Plan

This alternative consists of a conceptual plan, which was developed ~~as part~~during preparation of the applicant's grant applicant submittal to the State Parks Nature Education Facilities Program. Please note that the final plan submitted in the grant application package included additional features not included in this reduced development alternative. The Conceptual Site Plan, shown in Figure 5-1 in the EIR, includes the following: Visitor's Center and curation room, indoor and outdoor spaces and native gardens; nature education classroom and outdoor patio; Native American (Chumash) interpretive features and living Chumash Village including a ceremonial circle, painted caves, sweat lodge, arbors, story boulders, garden, signage; nature trail system with Native American interpretive features; restrooms; parking areas; onsite wastewater system; maintenance building; native habitat interpretation, restoration, and preservation areas; environmental interpretation and preservation areas of on-site geological, paleontological, and archaeological features; perimeter landscaping; utilities; and, drainage and erosion control systems.

This alternative does not include the outdoor demonstration arena, replicated Rancho era buildings, or horse trailer parking (on South Thompson Avenue). This alternative also does not include the emergency access road and flat car bridge across Nipomo Creek; however, CAL FIRE conditions regarding access would need to be considered in lieu of the Southland Street Interchange project, which is not planned for construction. This alternative does not include any additional special events beyond existing, qualifying, non-profit events.

4. Design Alternative B – Applicant's Alternative Project

This design alternative presented by the applicant includes features that are intended to avoid or minimize potentially significant impacts to archaeological resources. As shown in Figures 5-2 and 5-3 in the EIR, this alterative would include the following changes compared to the proposed project:

- Rancho era outbuildings would be located approximately 60 feet southwest of the proposed location;
- The tack/blacksmith building would be located near the arena, approximately 230 feet northwest of the proposed location;
- The caretaker's residence and shop/storage building would be located approximately 60 feet southwest of the proposed location, closer to South Oakglen Avenue and rotated 90 degrees;
- Elimination of on-site septic systems; and
- Connection to the NCSD sewer system, requiring construction of onsite infrastructure and trenching and pipe installation along South Oakglen Avenue (approximately 1,800 linear feet, off-site to Bermuda Avenue).

J. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires the alternatives section of an EIR to describe a reasonable range of alternatives to the project that avoid or substantially lessen any of the significant effects identified in the EIR analysis while still attaining most of the basic project objectives. The alternative that most effectively reduces impacts while meeting project objectives should be considered the "environmentally superior alternative." In the event that the No Project Alternative is considered the environmentally superior alternative, the EIR should identify an environmentally superior alternative among the other alternatives.

In this EIR, the No Project Alternative (LUO Amendment) would result in the fewest impacts, because if the LUO Amendment is not adopted, the applicant cannot move forward with a Master Plan. The No Project Alternative (Conditional Use Permit) also results in the fewest environmental impacts. The No Project Alternatives do not meet any of the project objectives, including the primary objective to implement the proposed Master Plan.

As proposed, and with incorporation of recommended mitigation measures, the proposed project would not result in any significant, unavoidable environmental effects, and would meet project objectives. Proposed alternatives include modifications to the project, such as different features, shifted location of project elements, use of alternative means of wastewater treatment and disposal, and elimination of use permit-approved special events. Based on the delineation of the archaeological site and other site restrictions including LUO setbacks and the Nipomo

Creek corridor, complete avoidance is not feasible. Grading and construction of the Visitor's Center would occur outside of identified significant cultural resource Locus A and B under all alternative scenarios. No alternative would result in any significant, adverse, and unavoidable (Class I) impacts upon implementation of mitigation measures similar to those identified for the proposed project.

Design Alternative A – Initial Conceptual Site Plan provides variation in the project features, and focuses primarily on the Visitor's Center and Chumash Village and interpretive features. This alternative also does not include permit-approved special events, which would further reduce periodic traffic trips and air quality impacts related to additional traffic and use of an additional unpaved overflow parking area. Implementation of this alternative may not be consistent with the project objectives, because it does not include an intended balance of pre-historic, archaeological, and historical features. While continued restoration of the Dana Adobe would occur, the alternative does not include the demonstration arena or Rancho era buildings. In addition, this alternative does not include additional special events and may not include facilities that are adequate to "furnish on-site opportunities for fundraising, and to provide facilities and amenities that DANA can reasonably afford to maintain." Lack of consistency with this objective is the burden of the applicant to demonstrate to the decision makers, because it relates to the financial intent of the proposed project.

The primary component of Design Alternative B is the elimination of onsite septic and connection to the NCSD sewer system. This option would reduce potential onsite impacts to archaeological resources within Locus A by reducing the affected area; however, overall, this option may not substantially minimize potential impacts to cultural resources due to the construction of a new sewer line within South Oakglen Avenue. While this alternative meets all project objectives, it would not significantly reduce identified impacts on the environment compared to the proposed project. All identified mitigation measures would be required, similar to the proposed project.

Based strictly on an analysis of the relative environmental impacts, the proposed project, with adoption and incorporation of recommended mitigation measures, is considered the Environmentally Superior Alternative. The decision-making body will consider the whole of the record when considering the approved project including, but not limited to, public comment and testimony. The decision-making body may select the project as proposed, an Alternative, or a specified combination of particular elements identified in the Alternatives, as the approved project. In all scenarios, the Mitigation and Monitoring Program would be applied to the approved project.

This page intentionally left blank.