



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/28 /2011

TO: \_\_\_\_\_

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: DRC2011-00042 DANA ADOBE NIPOMO AMIGOS- Conditional use permit for the master plan for the Dana Adobe. 130 acre site located off South Oakglen Ave. in Nipomo. Project includes 6,266 sf visitor center on 30 acres. APNs: 090-171-011-, 036, 030, 031 and 032.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2011-00042

DANA ADOBE NI

CONDITIONAL USE PERMIT/

MASTER PLAN FOR THE DANA ADOBE-130 ACRE SITE. INCLUDES 6, 266 S. F. VISITOR SC/ NIPO BDP

AG FH H REC

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Site Plan
- Minor Use Permit
- Variance
- Conditional Use Permit/Development Plan
- Surface
- Curb, Gutter & Sidewalk Waiver
- Modification

APPLICANT INFORMATION Check box for contact person assigned to this project

APNs: 090-171-030, -031, -032 (100 acres) (DANA has 99 year lease)

Landowner Name SLO County – Shaun Cooper Daytime Phone: (805) 781-4388

Mailing Address: 1087 Santa Rosa Street, SLO

Zip Code 93408

Email Address: secooper@co.slo.ca.us

APNs: 090-171-011, -036 (30 acres)

Landowner Name Dana Adobe Nipomo Amigos (DANA) Daytime Phone: (805) 929-5679

Mailing Address: 671 South Oakglen Avenue, Nipomo, CA Zip Code 93444

Email Address: N/A

Applicant Name: Marina Washburn, Executive Director Daytime Phone (805) 929-5679

Mailing Address: 671 South Oakglen Avenue, Nipomo, CA Zip Code 93444

Email Address:

Project Manager Jan Di Leo, Project Manager Daytime Phone (805) 528-7868

Mailing Address 671 South Oakglen Avenue, Nipomo, CA Zip Code 93444

Email Address:

## PROPERTY INFORMATION

Total Size of Site: 130 acres Assessor Parcel Number(s): 090-171-011, -036, -030, -031, -032

Legal Description:

Address of the project (if known): 671 South Oakglen Avenue, Nipomo, CA 93444

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 to Tefft St. off-ramp, Tefft St. to S. Oakglen Ave.

Describe current uses, existing structures, and other improvements and vegetation on the property:

Dana Adobe, caretaker's unit, driveway, fencing, and landscaping.

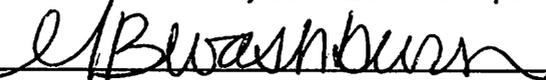
## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Master Plan for 130 acre site. Includes ~6,266 s.f. visitor center on 30 acre site. See attached project description.

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner 30 acres signature



Date 11/14/11

## FOR STAFF USE ONLY

Reason for Land Use Permit:

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit       Tree Permit       Plot Plan       Zoning Clearance  
 Site Plan       Minor Use Permit       Variance       Other  
• Conditional Use Permit/Development Plan       Surface Mining/Reclamation Plan  
 Curb, Gutter & Sidewalk Waiver       Modification to approved land use permit

**FOR: APNs: 090-171-030, -031, -032 (100 acres) (DANA has 99 year lease)**

## APPLICANT INFORMATION Check box for contact person assigned to this project

• Landowner Name SLO County

Contact Person: Shaun Cooper (day to day questions)

Daytime Phone: (805) 781-4388

Mailing Address: 1087 Santa Rosa Street, SLO

Zip Code 93408

Email Address: secooper@co.slo.ca.us

• Applicant Name: Marina Washburn, Executive Director Daytime Phone (805) 929-5679

Mailing Address: 671 South Oakglen Avenue, Nipomo, CA Zip Code 93444

Email Address: marina@danaadobe.org

• Project Manager Jan Di Leo

Daytime Phone (805) 528-7868

Mailing Address 671 South Oakglen Avenue, Nipomo, CA Zip Code 93444

Email Address: jan@danaadobe.org

## PROPERTY INFORMATION

Total Size of Site: 130 acres Assessor Parcel Number(s): 090-171-011, -036, -030, -031, -032

Legal Description: \_\_\_\_\_

Address of the project (if known): 671 South Oakglen Avenue, Nipomo, CA 93444

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 to Tefft St. off-ramp, Tefft St. to S. Oakglen Ave.

Describe current uses, existing structures, and other improvements and vegetation on the property:

Water wells, agricultural roads, agriculture, SLO Land Conservancy restoration project, and fencing.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Master Plan for 130 acre site. Includes ~6,266 s.f. visitor center on 30 acre site and trails, restoration, education on 100 acres. See attached project description.

## LEGAL DECLARATION (for 100 acres)

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature \_\_\_\_\_

*Janette D Pell*

Date: 11-4-11

## FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Submitted a LUO Text Amendment for Sections 22.112.020 (F), 22.112.030 (B), and 22.112.80 (G). Current language limits uses to RS until Southland Interchange complete. There is no funding, right-of-way, or plans for this interchange.

Describe existing and future access to the proposed project site: Access to 30 acre site would be via S. Oakglen. Trail access to the 100 acres would be via S. Oakglen or S. Thompson Road. Emergency access would be via South Oakglen Avenue or South Thompson Road.

Surrounding parcel ownership: Do you own adjacent property?  Yes  No

If yes, what is the acreage of all property you own that surrounds the project site? DANA owns 30 acres (APNs 090-171-011, -036) and leases 100 acres under a 99-year lease (APNs 090-171-030, -031, -032).

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: R-S – Open Land

South: AG – Single Family Residence

East: AG – Ag land, Restoration Area

West: R-S – Open Land

For all projects, answer the following: For the 130 acre site

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: ~9,900 sq. feet <1 % Landscaping: ~56,870 sq. feet <1 %

Paving: ~29,403 sq. feet <1 % Other (specify): Open Space: ~80 to 90% of site

Total area of all paving and structures: ~304,817 sq. feet ~7 acres

Total area of grading or removal of ground cover (~ area of disturbance): ~8.3 acres Entire project site

Number of parking spaces proposed: 48 paved, 60 gravel (overflow), ~100 decomposed granite in the arena (overflow)

Height of tallest structure: 23 feet

Number of trees to be removed: 1 Type : locust tree

Setbacks from buildings: Front (S. Oakglen): ~171.5 ft Right >100 ft Left >100 ft Back >100 ft

Proposed water source:  On-site well  Shared well  Other

Community System - List the agency or company responsible for provision: NCS D

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No DANA has an Outside User's Agreement

Proposed sewage disposal:  Individual on-site system\*  Other \_\_\_\_\_

Community System -List the agency or company responsible for sewage disposal: DANA may pursue a connection to the NCS D sewer system.

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Fire Agency: - List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following: Project is Recreation/Open Space

Total outdoor use area: \_\_\_\_\_ sq. feet \_\_\_\_\_ acres. Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet For residential projects, answer the following: Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_. Total floor area of all structures including upper stories, but not garages and carports:

**DANA ADOBE NIPOMO AMIGOS  
MASTER PLAN & THE STORIES OF THE RANCHO PROJECT  
PROJECT DESCRIPTION**

## **1.1 BACKGROUND**

The Dana Adobe Nipomo Amigos (DANA) is a nonprofit 501(c) 3 organization with a volunteer governing board of directors and advisory members. In April 2011 DANA was awarded a Proposition 84 Nature Education Facilities grant of \$2.9 million to design, permit, and construct the Stories of the Rancho Project. The proposed project would showcase the cultural and natural resources of the Nipomo Creek watershed and the Nipomo Mesa through interactive environmental education programs and exhibits. Located on 130 acres, the project would provide public interpretation of the site's unique geological, paleontological, prehistoric, historical and botanical resources, and would draw on the established cultural and nature educational programs developed by Dana.

DANA owns and manages roughly 30 acres of the project site and manages (under a lease agreement with SLO County) the approximately 100 acres known as APNs 090-171-30, -031, and -032. The Land Conservancy of SLO and the County of SLO Public Works Department have plans to restore roughly 28 acres of native habitat on the 100 acres. In roughly 2008 and 2009, the Land Conservancy planted approximately 10,000 riparian plants on roughly 5.5 acres along portions of Carrillo and Adobe creeks. The County of SLO has made a commitment to plant 3,500 oak trees and 2.5 acres of coastal chaparral on roughly 23 acres along portions of Carrillo, Adobe, and Nipomo creeks. The restoration area would be fenced and protected under a conservation easement. Public Works is planting portions of the 100 acres to provide mitigation for the Willow Road Interchange Project. See Sheet 1 of Firma's plans for a depiction of the conservation easement area.

Existing development onsite includes the historic Dana Adobe, a caretaker's unit, and amenities located around the adobe (i.e., a dirt driveway, landscaping, and an unpaved parking area for adobe visitors). These facilities are largely located on APN 090-171-011. Very little new development is proposed in close proximity to the adobe. The Dana Adobe is a California State Historical Landmark. It is also listed on the National Register of Historical Places and is in the process of applying for National Landmark Status. Currently the adobe is being restored under a California Cultural & Historical Endowment grant.

The existing adobe is used as a museum and as staff offices. The adobe has electrical power. Water is provided to the 30-acre site from the Nipomo Community Services District (NCSD) through an outside user's agreement. An existing septic system provides sewage disposal for the caretaker's unit. There are no restrooms or sinks in the adobe; the staff offices and site visitors use a portable toilet for waste disposal and bottled water for drinking. In terms of the 100 acre site, private wells provide irrigation for farm/restoration activities. The 100 acres does not contain any sewage facilities (septic systems).

The Dana Adobe team has educated over 50,000 visitors since the formation of DANA in 1999 through programs that highlight the natural and cultural history of California's Rancho era. Public programs have included lectures, nature education walks, and historical re-

enactment pageants with costumes, music and live animals. Docent outreach education programs to schools include hands-on programs with costumed participants and a full professionally produced musical play. In addition, education and fund raising events are held throughout the year. It is estimated the adobe has roughly 3,500 visitors a year. Student field trips account for approximately 1,200 of the roughly 3,500 visitors annually. Currently DANA has roughly 20 student field trips per year. A school bus (accommodating roughly 65 persons) brings students to the site for individual student field trips.

**1.2 PROJECT DESCRIPTION**

The proposed project would complete a master plan for the 130 acre site. The project's master plan would likely be built in phases. Project components are described in Tables A and B and below.

Visitor Center. The proposed visitor center/museum would accommodate the features listed in Table A. The visitor center would contain indoor and outdoor educational exhibits and interpretation. The classrooms would include audio-visual facilities and cabinets items such as paper products or chairs and tables.

A courtyard would be located on the building's western entry providing an area for outdoor exhibits and for school tours to gather. An outdoor viewing area/courtyard would be located along the front of the building (east side) and extend around to the building's northern edge. This courtyard would provide panoramic views of the acreage once owned by the Dana family, a mosaic story circle (located on the terrace floor), benches, and exhibits. The courtyard on the project's northern edge would provide an area for outdoor seating (similar to an amphitheater), picnicking, outdoor events, and lectures. The northern courtyard area would likely

<b>Component</b>	<b>Features</b>
<b>Visitor Center/ Museum Building <u>Interior Space</u></b>	Exhibits & Interpretation
	Two Offices
	Library/Conf Room
	Two classrooms
	Catering Kitchen
	Curator's Work & Storage Area
	Gift Shop
	Restrooms
	General Storage Area
<b>Visitor Center/ Museum Building <u>Outdoor Features</u></b>	Outdoor Entry Plaza (west side)
	Viewing Terrace (east side)
	Outdoor classroom - some portions covered with a roof (north side)
	Story Circle
	Exhibits & Interpretation
	Solar Panel(s) roof
Children play features	
<b>Native American (Chumash) Village</b>	Exhibits & interpretation of items such as: Aps, Ceremonial Area, gardens, etc.
<b>Caretaker's Unit</b>	Replaces existing caretaker's unit
<b>Maintenance Building</b>	Roughly 500 s.f. building located near the Caretaker's unit for maintenance and storage.
<b>Replicated Rancho Era Outbuildings</b>	Blacksmith, Barn, Small Animal Corral, etc. (some buildings may contain storage)
<b>Seating &amp; Picnic Areas including Shade Ramadas ~ 8</b>	Places to sit and picnic Typical of ramadas shown on plans
<b>Trail System - ADA Accessible</b>	Interpretive Signs, Exhibits, and Directional & Information Signs (Connecting Chumash Village, Visitor Center, & Adobe)
<b>Looped Trail &amp; Restoration Areas (East of Nipomo Creek)</b>	Exhibits, interpretation, and drought tolerant landscaping. Portions of this loop are on the 30 acre site and 100 acre site.
<b>Arena &amp; Cattle Chute</b>	For rodeo and similar events and for overflow parking and camping.
<b>Parking Areas</b>	Main, overflow, and additional overflow in arena area. Both overflow and arena area may be used for camping.
<b>Driveways</b>	To access adobe, etc.
<b>Storage Building</b>	For tools, grounds equipment, etc.
<b>Landscaping</b>	Drought tolerant
<b>Emergency Access (gated at South Oakglen &amp; Swallow Lane)</b>	Extends from South Oakglen Avenue to Swallow Lane/Thompson Road. Located on 30 and 100 acre sites. Will serve as a trail the majority of time.
<b>Bridge over Nipomo Creek</b>	10' wide rail car. Can accommodate a fire truck
<b>Events &amp; Education</b>	School Tours, fundraising, etc.

include landscaping, shade structures (ramadas), fencing, and lighting.

It is anticipated the interior of the building (the classrooms and visitor center) could accommodate a maximum of ~ 290 people for indoor events and education. The visitor center will be one story, approximately 18 feet tall (see sheet 10 for elevations). Views of the proposed building would be buffered from the Dana Adobe and the Chumash Village by landscaping and terrain (i.e., the building is located in a lower elevation of the site). Events and education would largely be scheduled in the visitor center or its adjacent grounds.

Chumash Village. The Native American (Chumash) interpretive features may include items such as a living ap, knapping exhibits, story boulders, Native American gardens, ceremonial area, sweat lodge, and painted caves. Native Americans will assist with the design and construction of the Chumash interpretive features. The materials for these features have not yet been determined. Examples of these building are provided in the project plans (see sheet 3).

Trail System. The project's trail system would include greater than 1.5 miles of trails, landscaping, benches, fencing, exhibits, and interpretive features. On the 30 acre site, the trails would provide access between the visitor's center, the Chumash Village, the Dana Adobe, and historic elements. These trails would be surfaced with decomposed granite, accommodate disabled access, and would range in width from 6 to 10 feet wide. On the 100-acres, a multi-use dirt trail would provide visitor access as well as educational features. Due to terrain it is anticipated these trails would not be ADA accessible. Trails on the 100 acres would be roughly 3 to 5 feet wide. All the project's trails would be open to the general public for use from dawn to dusk although the trails on the 100 acres may provide access on a seasonal basis. DANA will provide materials for self-guided tours as well as docents for scheduled tours. The native habitat restoration and preservation portion of the project would address existing diseased and invasive plant species and would identify, sign, and fence sensitive habitats. Interpretation and protection of geologic, paleontological and archaeological sites would also be provided as part of the project.

Other Buildings, the Arena, and Viewing Areas. Other project components include a permanent caretaker's unit; outbuildings which serve as storage and interpretation; viewing areas (along the project's trail system) which may contain a ramada or bench; an arena that can be used for equestrian activities, for overflow parking, and short-term camping; and a fenced area for keeping animals (for school tours). The caretaker's unit may be new construction or may involve moving an existing, historic building onto the 30-acre site. The new caretaker's unit would replace the existing facility. The old caretaker's unit would be removed. The new caretaker's unit would have a design consistent with the architectural style

Component	Features
Trail System Multi-Use (bikes, hikers, equestrians)	Looped trails on 100 acres with directional signs, exhibits and/or interpretation.
Looped Trail & Restoration Areas (East of Nipomo Creek)	Exhibits, interpretation, and drought tolerant landscaping. Portions of this loop are on the 30 acre site and 100 acre site.
Creek Restoration	Carrillo Creek
Agriculture/ Open Space Uses	Grazing, crops, etc.
Parking/Staging Area (Adjacent to Thompson Road)	Parking for trail and agricultural uses
Emergency Access (gated at South Oakglen & Swallow Lane)	Extends from South Oakglen Avenue to Swallow Lane/Thompson Road. Located on 30 and 100 acre sites. Serve as a trail the majority of time.

of ~1920 era cottages and would be similar to existing ~1920 homes found along Oakglen Avenue and East Tefft Street in Nipomo. A shop/storage facility (roughly 500 square feet) is proposed adjacent to the Caretaker's unit. In addition, outbuildings are proposed near the adobe as part of an interpretive loop and also to accommodate storage (items such as tools, grounds equipment, etc.). The outbuildings would be single story, low profile wood/adobe buildings. The proposed replicated barn may be 16 to 18 feet tall; the other buildings would be 10 to 12 feet tall. The outbuildings' exterior would replicate historic features that once existed onsite (such as the original barn, blacksmith structure, etc.); however, the building's interior could house maintenance tools and equipment.

Offices. The proposed staff offices in the new visitor center would replace the staff offices in the existing Dana Adobe. The existing office would be converted to storage, curator, and/or exhibit area.

Emergency Access. The project's emergency access would extend from South Oakglen Avenue to South Thompson Road and would include a bridge (likely a rail car) over Nipomo Creek. The emergency access road would have a sixteen to eighteen foot wide all-weather surface (road base on gradients of less than 12% slope), asphalt paving (AC) on gradients of greater than 12% slope) and a bridge (10 feet wide) that can accommodate a fire truck. The emergency access would be gated or restrict motor vehicle access at two locations (near South Oakglen Avenue and Swallow Lane) so that motor vehicle access only occurs during an emergency or during site maintenance. It is likely portions of the emergency access would be used as a trail.

The proposed bridge over Nipomo Creek is designed to avoid work beyond the top of creek bank. No riparian vegetation would be removal to construct the bridge. It is likely some rip rap armoring would be located along Nipomo Creek's western creek bank near the project's bridge abutment. The armoring would be placed in the proximity of where Carrillo Creek enters Nipomo Creek.

Restoration. DANA would restore portions of Carrillo Creek. Restoration work would consist of: removing portions of an old drainage pipe, capping sections of the pipe that still remain, recontouring portions of Carrillo Creek that have been eroded as a result of the pipe, and revegetating the eroded area (head cut) with native, riparian vegetation. In addition, DANA would vegetate (with native plants) eastern portions of Nipomo Creek not restored by the SLO Land Conservancy or Public Works. Creek restoration work would be conducted under a Nationwide Permit. Although not conclusively verified, it appears the existing pipe in Carrillo Creek was installed to collect upstream spring and early summer "nuisance" flows thereby creating a dry creek bed to augment farming activities. DANA's proposed work in Carrillo Creek would: induce longer seasonal surface flows in Carrillo Creek, slow Carrillo Creek's velocities, limit the scour and armor needed on the west bank of Nipomo Creek, and result in 0.36 acres of creek restoration.

Infrastructure. Proposed infrastructure would include parking, a bus drop-off area, access drives, trash enclosure(s), landscaping with some areas irrigated, rock retaining walls (along the Chumash Village trails), perimeter and some interior ranch style 4 foot high rail fencing, new septic systems, water service/connections, utility connections, drainage/erosion control, and roof-top solar power on the visitor center. In terms of parking, roughly 40 parking spaces

would be paved with asphalt and wheel stops, roughly 60 overflow event parking spaces would have a gravel surface, and roughly 100 valet parking spaces would be accommodated in the arena area for overflow parking during events. Frontage improvements would widen Oakglen Avenue to 20 feet of paving and place an 8 foot road base shoulder on the east edge of the street. The 60 overflow event parking spaces and the arena may be used for camping periodically.

*Water & Sewer.* In terms of water and sewer services, DANA is proposing using water from the Nipomo Community Services District (NCSD) for domestic water use and private septic for sewage disposal. DANA is proposing new septic systems for the project; however, a possible connection to the NCSD's sewer system will be assessed as an alternate during the project's review. An NCSD existing sewer connection is located 500 feet north of DANA's property at Bermuda and Oakglen Avenue. Cal Fire will require the visitor center to have fire sprinklers. Water for the visitor's center and site fire suppression would be provided by the NCSD under an existing outside user's agreement. The site's existing water main will require upsizing for the project's anticipated fire flows. The connection point for the upsized water main is about 3,000 feet from the DANA property on Oakglen Avenue.

*Sustainable Components.* The proposed project would contain the following sustainable features: solar panels on the visitor center, demonstration of alternative building materials such as straw bale or rammed earth construction, rain gardens for storm water capture, and sustainable landscaping. The project would maximize pervious surfaces and provide restoration of riparian habitats and native perennial grassland. Interpretation of these features and why they are important would be included as well.

*Events, Staffing, & Visitors.* The proposed project would serve local residents, the state's tourist population, and students from various counties. All education programs will be bilingual. Interpretation will be designed to tell the story of the natural and historic resources onsite as well as the project's sustainable design and construction methods. The Visitor Center will be open to the public from 9:00 am to 5:00 pm Tuesday through Saturday, and from noon to 5:00 pm on Sundays. The project's trails will be open to the public from sunrise to sunset seven days a week although some trails on the 100-acre site may be closed on a seasonal basis. It is anticipated the visitor center, classrooms, and courtyards would be used for private group rentals such as weddings and events. When completed the master plan would likely increase the number of average annual visitors to ~8,000 in ten to fifteen years. See Attachment 2 for preliminary information on existing and proposed events, education, and staffing.

*Phasing.* The project would be built in phases. Permit requirements and available funding would be a consideration in determining what components are built in a particular phase. The first phase (Phase A) would likely include features that are ministerial or administrative in nature such as perimeter fencing, landscaping, a small visitor restroom and associated septic system, a portion of the trails proposed on the 100 acres, and the staging area located on the 100 acres. Components that would likely be constructed in Phase I include: a large portion of the Visitor Center (5,300 square feet), emergency access, portions of the project's trails, portions of the Chumash Village, exhibits and interpretation associated with the components constructed, a storage building and/or outbuilding, and site improvements associated with these improvements such as drainage, capping/grading, utilities, etc. Phase 2 would include

those items not currently funded by the Nature Education Facilities grant such as completing the project's trails and exhibits, the remainder of the Chumash Village, the Visitor Center addition (966 s.f.), the caretaker's unit, the arena, and rancho outbuildings. Overall the Master Plan would construct the components listed in Tables A and B.

**1.3 LOCATION & OWNERSHIP**

The project is located at 671 South Oakglen Avenue in Nipomo, California. Ownership and parcel information is shown in Table C below. Most of the project's development would occur on APN 090-171-036. See Figure 1 for a vicinity map and Figure 2 for the project's Assessor Parcel information.

Table C Property Information				
APN	~Size (acres)	Land Use Designation	Owner	Comments
090-171-011	0.25	REC	DANA	Location existing Adobe
090-171-030	20	AG	SLO County	Dana has a 99-year lease to manage the 100 acres SLO County owns.
090-171-031	40	AG	SLO County	
090-171-032	40	AG	SLO County	
090-171-036	30	REC	DANA	The majority of development is proposed on this parcel.
<i>Total Acreage</i>	<i>~130</i>			

**1.4 OTHER INFORMATION**

Relevant Studies/Information. The Dana Adobe Nipomo Amigos (DANA) has completed various reports for the 130 acres. A partial list of completed reports that can be reviewed at the adobe is provided in Attachment 1. An Administrative Draft Biological Report was completed by Terra Verde for the 130 acres on September 21, 2011. An Administrative Draft Phase I Cultural Surface Survey was completed by CRMS for the 30 acres on September 16, 2011. Rick Engineering was hired by DANA on October 11, 2011 to complete the project's traffic study. An Administrative Draft Traffic Study should be complete by late December 2011 or early January 2012. The project's biological, cultural, and traffic reports will be submitted to the County as they are available. The project's design firm (Firma) has completed flood plain data (100 year flood elevations for Nipomo Creek), soil tests, a base map, engineering geology reports, and determined that the Wilmar Fault is not on the 30 acre site. The flood, engineering, and fault reports are contained on the 11-16-2011 CD.

Other Permits. The proposed project includes a Land Use Ordinance (LUO) Text amendment (LRP2011-00001). The Board of Supervisors initiated DANA's proposed Text Amendment for processing on November 1, 2011. In roughly June 2011 DANA submitted a Pre-Application. On July 5, 2011 a Pre-Application (PRE2010-00049) meeting was conducted by the County.

Site Constraints. Archaeological resources have been determined to be present (see Phase 1 Surface Survey). Development is proposed in areas mapped with cultural resources; however, the project's design caps the resource with fill material. Final grading and utilities will be located in areas without cultural resources and/or in capped areas. The 130 acres includes three creek corridors. Nipomo Creek runs in a north-south direction and is located

on the eastern side of the 30 acre parcel. Adobe and Carrillo creeks are located primarily on the 100 acres and run in an east/west direction, emptying into Nipomo Creek. It is anticipated that red-legged frog are present in Nipomo Creek. Consultation with USFWS for a Biological Opinion would be initiated through the NWP process. Other regulatory constraints include Mesa bluff top setbacks of 50 feet for structures and 150 feet for septic fields from 30% slopes. Final locations of septic disposal fields and expansion area, if closer than 150 feet from 30% slopes, will have engineering verification that no adverse effects will result. Septic fields are placed greater than 75 feet from property lines to ensure the minimum separation from any existing or future water wells. The bridge abutment requires fill on roughly 100 square feet of 30% slope. The South County Area Plan does not allow grading on the "bluff face" which is defined by the 15% slope break. The emergency road traverses this zone down slope from the top of bluff. Grading in any encroachments over the top of bluff will have engineering certification in the final plans. County Public Works Department has indicated the South County Area Plan requirements do not allow storm water runoff over the top of bluff and to retain the 100 year storm event will be waived provided storm water is not concentrated and sheet flows as it does now.

Existing Trees. Existing trees onsite would be retained; however, non-native trees, such as the 1920's era Locust trees, would be retained but not replaced as they decline and require removal. One Locust Tree is proposed for removal as a result of the proposed project.

## ATTACHMENT 1 COMPLETED REPORTS

Most of the following documents are available for review at the Dana Adobe by appointment:

1. Allen, Linda, M.S., and Michael Curto, *Preliminary Botanical Survey of the Dana Adobe Site & Vicinity, Nipomo, California*, November 2000. **Note:** covers ~ 50 acres of APN 090-171-011, -036
2. Ardoin, Corrine, La Purisima Audubon Society, *Nipomo Dana Adobe Bird Survey*, informal bird survey prepared June 23, 2001. **Note:** Contains findings and recommendations. Covers primarily the adobe site. Surveys conducted between 02/04/01 and 06/23/01.
3. Conejo Archaeological Consult, *Phase I Archaeological Survey & Impact Assessment of 100 acres for the Patterson Academy Project*, October 24, 1999. **Note:** Study covers APN 090-171-030, -031, -032.
4. Conoco Phillips. Biological and hazardous waste information has been compiled by Conoco Phillips between 2006 and 2011. **Note:** Conoco Phillips is located on APN 090-171-035. There is a recorded oil spill that extends from Conoco's site to Dana's property (owned and leased). Conoco prepared biological and hazardous waste information regarding the spill. They are in the process of remediating the spill. Some of this information is available at the Dana Adobe and/or will be soon.
5. Conoco Phillips, Site survey and aerial data for APNs 090-171-011, -030, -031, -032, and -036. Prepared in 2010 or 2011. **Note:** The consultant may use this information for their base map.
6. Earth Systems Pacific, *Percolation Tests*, April 7, 2000. **Note:** Study conducted around the adobe, primarily APN 090-171-011.
7. Earth Systems Pacific, *Geotechnical Recommendations Dana Adobe Restoration*, April 10, 2000. **Note:** Study covers settlement around the adobe, primarily APN 090-171-011.
8. Land Conservancy of San Luis Obispo, *Dana Adobe Riparian Restoration Project, Nipomo Creek Watershed Restoration Program, Project Proposal*. October 31, 2006. **Note:** Covers portions of APN 090-171-030, -031, & -032.
9. Langle, Brooke, Terra Verde Environmental Consulting, LLC, *Plant Species Observed On-Site*, May 31, 2010. **Note:** This is a plant list. It covers the majority of APN 090-171-036. In 2011 Langle is completing a report for the entire 130 acres.
10. Levine & Fricke, *Botanical Report for the Patterson Academy – Fall Survey*, October 1999. Prepared for the Patterson Academy EIR. **Note:** This study covers 34 acres of 090-171-030, -031, & -032. Only the botanical survey map is available for review at Dana.
11. McWater-Bjorkman, Beth, *Ground Penetrating Radar Survey at the Dana Adobe, Nipomo, CA*. 2006
12. Price, Berry, *Archaeological Survey Report, Oak Mitigation for the Willow Road Extension*, Applied EarthWorks Inc., 2010. **Note:** This study covers portions of the 130 acres.
13. Price, Berry, *Archaeological Survey Nipomo Creek Pipeline Remediation Project*, Applied EarthWorks Inc., March 2011. **Note:** This study covers portions of APN 090-171-036.
14. San Luis Obispo County Planning Department, *Patterson Academy EIR (ED00-122)*, September 10, 2001.
15. San Luis Obispo County Planning Department, *Final Supplemental EIR, Willow Road Extension/US 101 Interchange*, April 2006. **Note:** EIR prepared by LSA. Portions of Dana site may serve as mitigation.

The following reports are included on the CD provided with the project description:

16. GeoSolutions, Inc., *Engineering Geology Investigation 671 Oakglen Avenue APN: 090-171-011, Nipomo Area, San Luis Obispo County, California*, September 15, 2011. *Note: This study also covers 090-171-036 and discusses geologic conditions, landslides and liquefaction, seismic, seismically induced hazards, groundwater and drainage, and asbestos*
17. GeoSolutions, Inc., *Percolation Testing Report*, September 12, 2011.
18. Keith V. Crowe, *Preliminary Bridge Analysis Nipomo Creek Crossing at the Dana Adobe*, September 3, 2011.
19. GeoSolutions, Inc., *Discussion of Over-Escavation Recommendations*, September 29, 2011.
20. GeoSolutions, Inc., *Exhibits for Potential Disposal Field Areas*, September 29, 2011.
21. GeoSolutions, Inc., *Soils Engineering Report (Revision 1), October 28, 2011 Dana Adobe Visitors Center Facilities 671 Oakglen Avenue APN: 090-171-011, Nipomo Area, San Luis Obispo County, California*, September 19, 2011. *Note: This study covers 090-171-011, -036.*

#### **OTHER ITEMS INCLUDED ON ATTACHED CDs**

- A. Outside User's Agreement for water (with NCSD)
- B. Lease for 100 acres (with SLO County Parks)
- C. Record of Survey for 30 acre site
- D. Project Plans (separate CD)

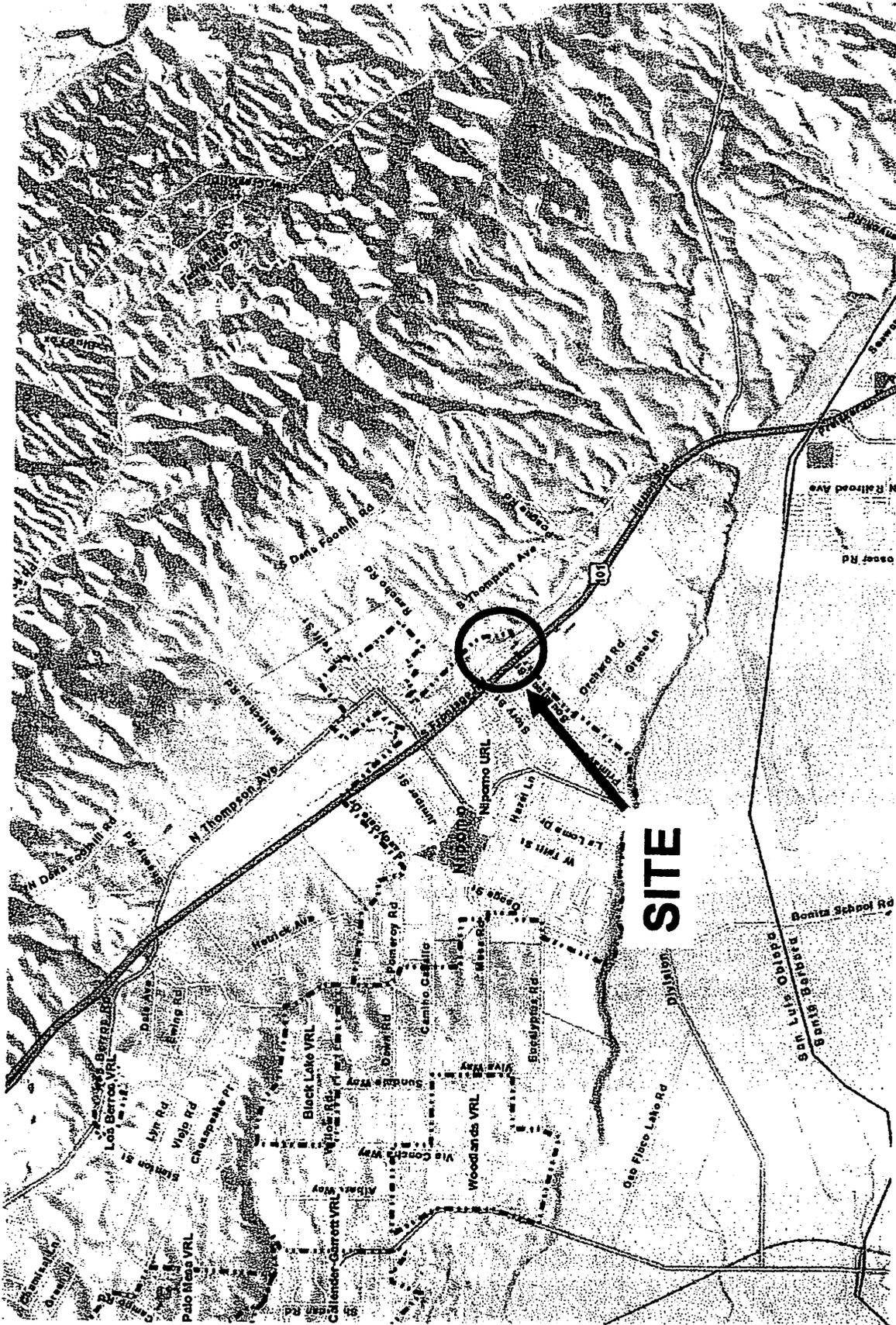
ATTACHMENT 2		DANA ADOBE - EVENTS, EDUCATION, & STAFFING				
TABLE 1 - EXISTING EVENTS, EDUCATION, & VISITORS						
MONTH OR TIME OF YEAR	NAME OF EVENT OR EDUCATION	NUMBER OF TIMES PER YEAR	ATTENDANCE SINGLE EVENT	TYPICALLY HELD Hours	COMMENTS	
			Average Maximum	Day		
January	Annual Membership Meeting	1	50 75	Saturday	1 pm - 2:30 pm	Attendance includes staff and members.
March - June, & Sept. & Oct.	School Bus Tours - Education	20	60 65	Friday Only	9:30 am - 11:30 am	During the months indicated tours would occur roughly once per week. Each tour would likely transport participants via one school bus. People attending include students, teachers, parents, and docents.
Spring or Fall	Heritage Day Celebration - Event	1	300 1,200	Saturday	10 am - 4 pm	This event occurs either in the spring or fall. Typical stay is about 1 hour.
May - Sept	Lecture Series - Education	5	20 75	Saturday	12 pm - 1 pm	Most lectures are in the 10 to 20 range.
June	Art at the Adobe - event	1	200 325	Sunday	11 am - 4 pm	Includes staff and participants. Typical stay is about 1 hour
July	Concert - Event	1	350 450	Saturday or Sunday	2:30 pm - 7 pm	Includes staff and participants.
September	Concert - Event	1	350 450	Saturday or Sunday	2:30 pm - 7 pm	Includes staff and participants.
October	Dia De Los Muertos - Education	1	50 125	Last Saturday or Sunday	11 am - 4 pm	Includes staff and participants.
December	Open House - Las Posadas - Education	1	50 125	First Saturday	11 am - 4 pm	Includes staff and participants.
Daily Visitors	Including scheduled and unscheduled visitors	365	0 5	Daily	10 am - 4 pm	Currently DANA is open for tours Sunday afternoons. People can stop by for a tour by appointment any day of the week. Some people stop by without an appointment.
<b>Existing Annual Visitors</b>		<b>~3,500</b>				

TABLE 2 - PROPOSED EVENTS & EDUCATION* PRELIMINARY						
MONTH OR TIME OF YEAR	NAME OF EVENT OR EDUCATION	NUMBER OF TIMES PER YEAR	ATTENDANCE SINGLE EVENT Average      Maximum	TYPICALLY HELD DAY	HOURS	COMMENTS
Jan. - Dec.	Large Events	6	290      500	Saturday, Sunday, or Holiday	Day or Evening	These events could include concerts, weddings, private parties, etc. Includes staff and participants.
Jan. - Dec.	Medium Size Events	12	100      250	Weekdays and Weekends	Weekdays: 9 am - 4:00 pm or after 6:00 pm. Weekends day or evening	These events could include education, private bands, private parties, seminars, etc. Includes staff and participants.
Jan. - Dec.	Community meetings, education, lecture series, etc.	20	50      100	Weekdays, weekends	Weekdays: 9 am - 4:00 pm or after 6:00 pm. Weekends day or evening	Includes staff and participants. Most would occur on weekday evenings or weekends
March - June, & Sept. & Oct.	School Bus Tours - Education	40	60      65	Likely Tues., Wed., or Thur.	Likely 9:30 am - 11:30 am	During the months indicated tours would occur roughly twice per week. Each tour would likely transport participants via one school bus. People attending include students, teachers, parents, and docents.
Spring or Fall	Heritage Day Celebration - Event	1	300      1,500	Saturday, Sunday, or Holiday	10 am - 4 pm	This event could occur on one day or two days of the same weekend. If held on a weekend over two days, the maximum visitors would still be 1,500 or ~750 per day. This event occurs either in the spring or fall.
Daily Visitors	Visitor Center will be open Tuesday-Saturday 9 am to 5 pm, Sundays noon to 5 pm, Closed Mondays	365	5      20	Daily	Open dawn to dusk	People can stop by for a tour any day of the week. Some people will come to walk the project trails and may walk from the neighborhood or drive. For the 100 acre trails, users would likely take access from Thompson Road.
<b>Expected Annual Visitors</b>						<b>~8,000 in 10 to 15 years</b>

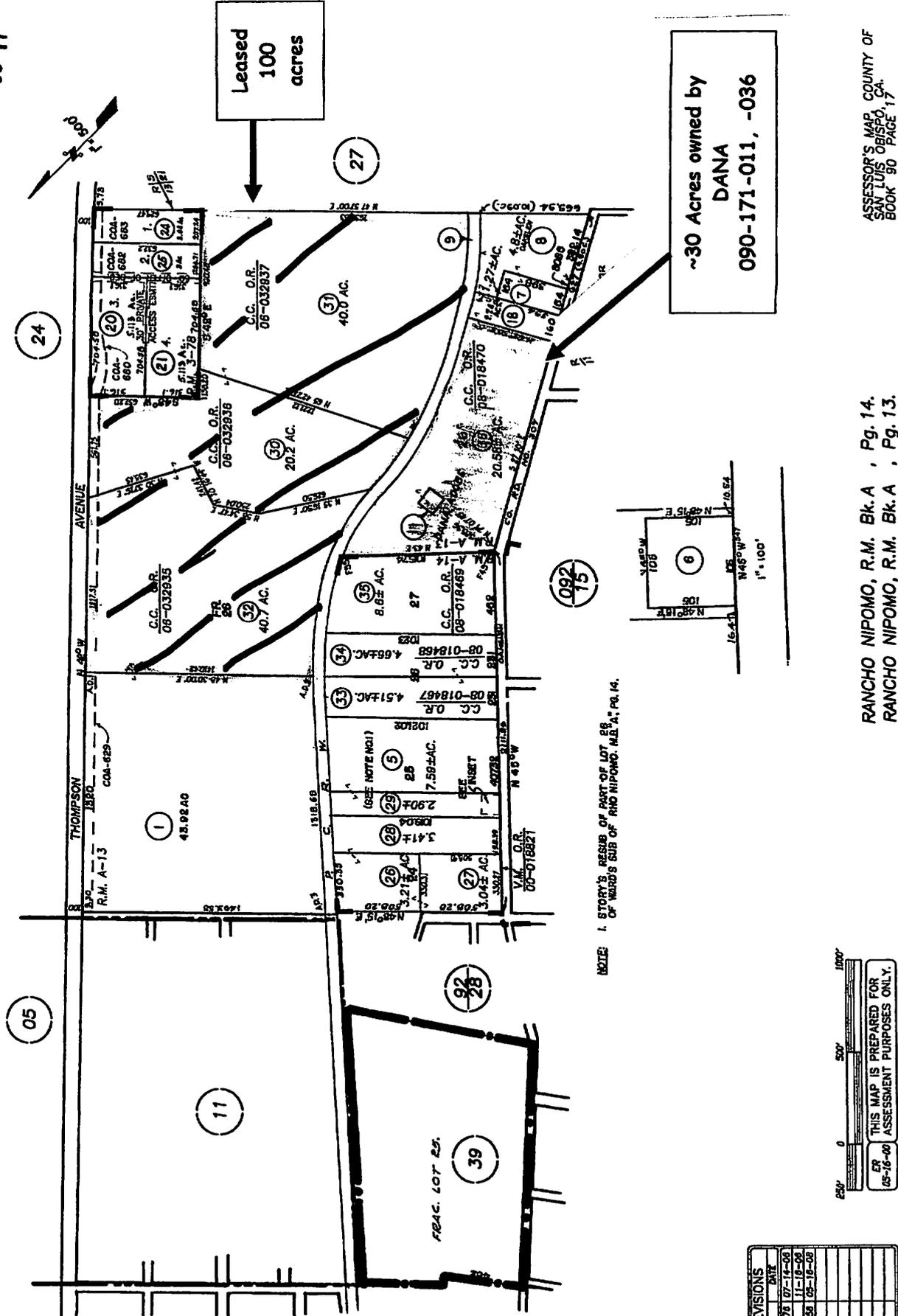
Note: \*DANA will not schedule events, education groups, or tours on weekdays (excluding holidays) between 7:30 am and 9 am or between 4:30 pm and 6 pm. Except for small gatherings, events would not be scheduled concurrently. Although maximums are indicated for individual events, it is unlikely all events would be scheduled in any one year and/or that scheduled events would attract the maximum numbers indicated.

TABLE 3 - Typical Employee & Volunteers Onsite (Existing)				
Name of Staff or Volunteer	Typical Days	Typical Hours	Typical # Hrs/Day	Number of People Daily
Executive Director	Mon. - Fri.	9 am - 6 pm	8	1
Admin Assist	Mon. - Fri.	10 am - 2 pm	4	1
Caretaker	Mon. - Sun.	24 hrs / day	24	1
Volunteers	Mon. - Fri.	10 am - 4 pm	4	5
<b>TOTAL</b>				<b>8</b>
<b>TABLE 4 - Typical Employee &amp; Volunteers PROPOSED</b>				
Name of Staff or Volunteer	Typical Days	Typical Hours	Typical # hrs/day	Number of People (average)
Executive Director	Mon. - Fri.	9 am - 6 pm	8	1
Admin Assist	Mon. - Fri.	9 or 10 am - 2 or 3 pm	4	1
Caretaker	Mon. - Sun.	24 hrs / day	24	1
Education				
Coordin.	Mon. - Fri.	9 or 10 am - 2 or 3 pm	4	1
Devel Director	Mon. - Fri.	9 or 10 am - 2 or 3 pm	4	1
Office Manager	Mon. - Fri.	9 or 10 am - 2 or 3 pm	4	1
Curation Person	Mon. - Fri.	9 or 10 am - 2 or 3 pm	4	1
Volunteers	Mon. - Fri.	10 am to 3 pm	1-4	10
<b>TOTAL</b>				<b>17</b>

# VICINITY MAP – NIPOMO AREA



ASSESSOR PARCEL PAGE 090-171



REVISIONS	DATE
07-2010	07-14-08
08-2010	11-18-08
09-2010	08-18-08

0 500' 1000'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHO NIPOMO, R.M. Bk. A , Pg. 14.  
RANCHO NIPOMO, R.M. Bk. A , Pg. 13.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 90 PAGE 17

# Project Statistics

Project: 1270 07/150 - 8.45  
 Client: 1195 07/00 - 2.95  
 Date: 11/15/2011  
 Minutes: 3:37 (Hours: 17.6, Access: 1)  
 Site Preparation: - 48 sheets (2 Accidents)

APN: 090-171-031  
 090-171-036  
 090-171-032  
 090-171-033

Project: 30,538 sqm per County Approval  
 Existing Structure: 2,000 sqm  
 Proposed Use: Library - Museum

APN: 090-171-031  
 090-171-036  
 090-171-032  
 090-171-033

Community/Planning Area: Nipomo, Santa Clara (Hwy)  
 Marsh: 1,000 sqm  
 (1 foot 1 foot 1 foot 100 year return flood profile)

Building Height: 35' (max average natural ground)  
 Flood Hazard: 30'  
 New Year 100 Year: 30'  
 Building: 30'

Total Building Area: 5,300 s.f.  
 Covered Entry: 277 s.f.  
 Covered Outdoor Space: 282 s.f.  
 Public Information: 1,002 s.f.

Business Area: 15 (streets)  
 Other: 15 (streets)  
 Other: 15 (streets)  
 Other: 15 (streets)

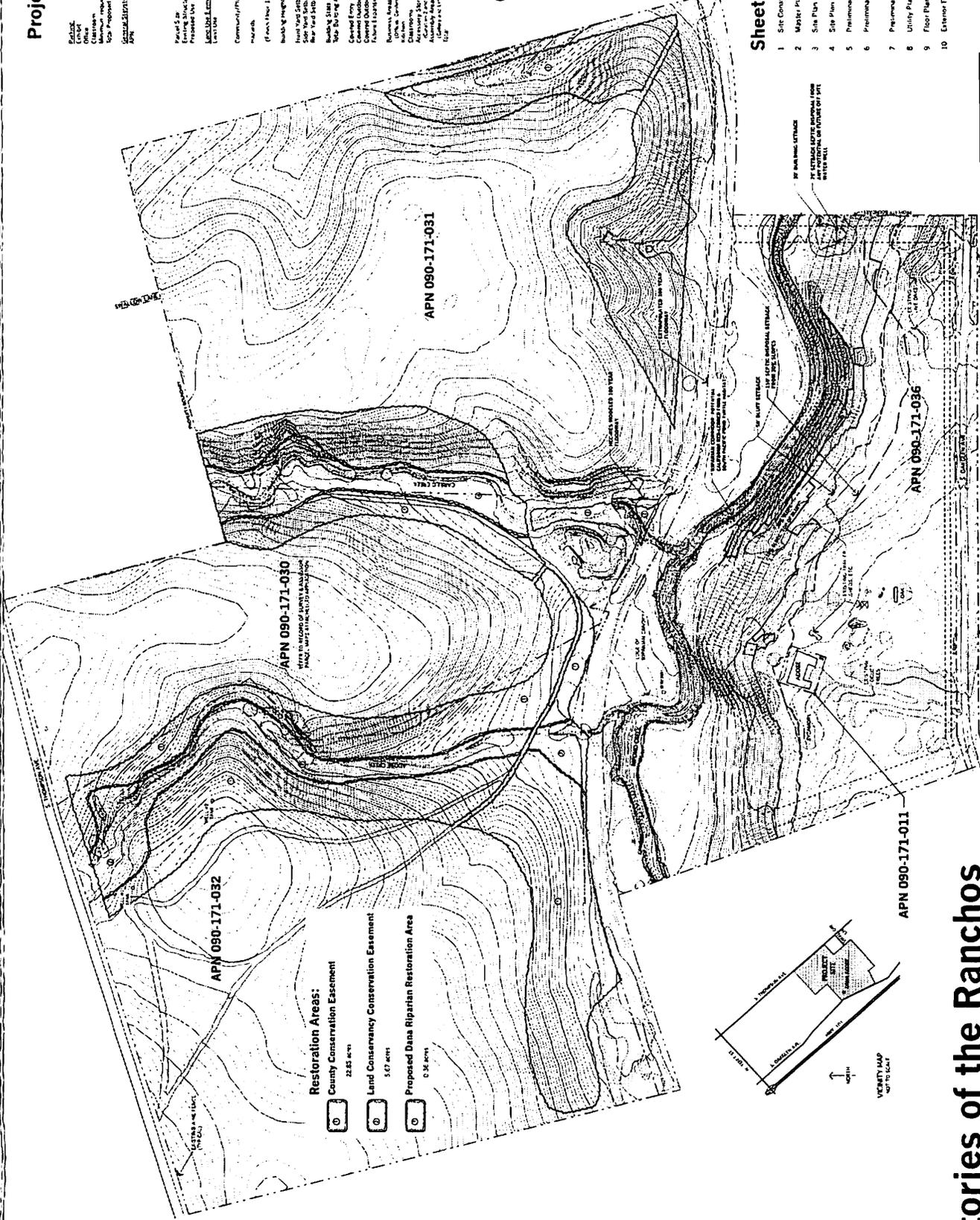
Maximum Storage: 100,000 sqm  
 Maximum Area: 270 sqm (max)  
 Maximum Area: 270 sqm (max)

# Consultant Team

- Envia**  
 David Foster, AIA, LEED AP, LEED Green AP  
 San Luis Obispo, CA 93401
- Shapiro Pugh Architecture**  
 584 Drury Street  
 San Luis Obispo, CA 93401
- Hodge Lang Planning**  
 Area: 100,000 sqm
- Portico Group**  
 Richard Larson  
 600 Solutions  
 San Luis Obispo, CA 93401
- CDMS**  
 1000 Nipomo  
 1000 Nipomo  
 1000 Nipomo
- Geotechnical**  
 Geotechnical  
 Geotechnical
- County of Santa Clara**  
 County of Santa Clara

# Sheet Index

1. Site Constraints & Conservation Easement
2. Master Plan
3. Site Plan - Visitor Center & Chumash Village
4. Site Plan - The Ranchos Era
5. Preliminary Grading & Drainage
6. Preliminary Grading & Drainage - Visitor Center & Chumash Village
7. Preliminary Grading & Drainage - The Ranchos Era
8. Utility Plan
9. Floor Plan
10. Elevation Elevations



# Stories of the Ranchos

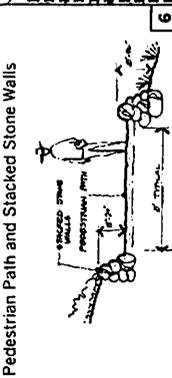
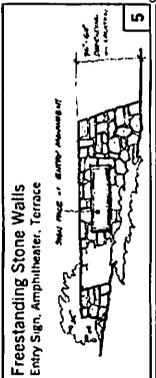
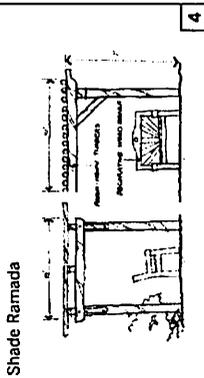
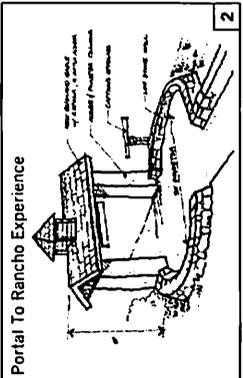
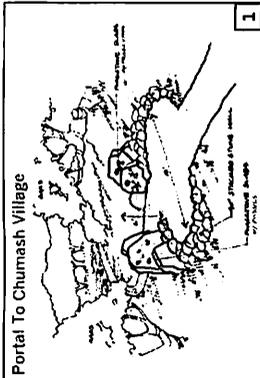
Dana Adobe Nipomo Amigos

# Site Constraints & Conservation Easement



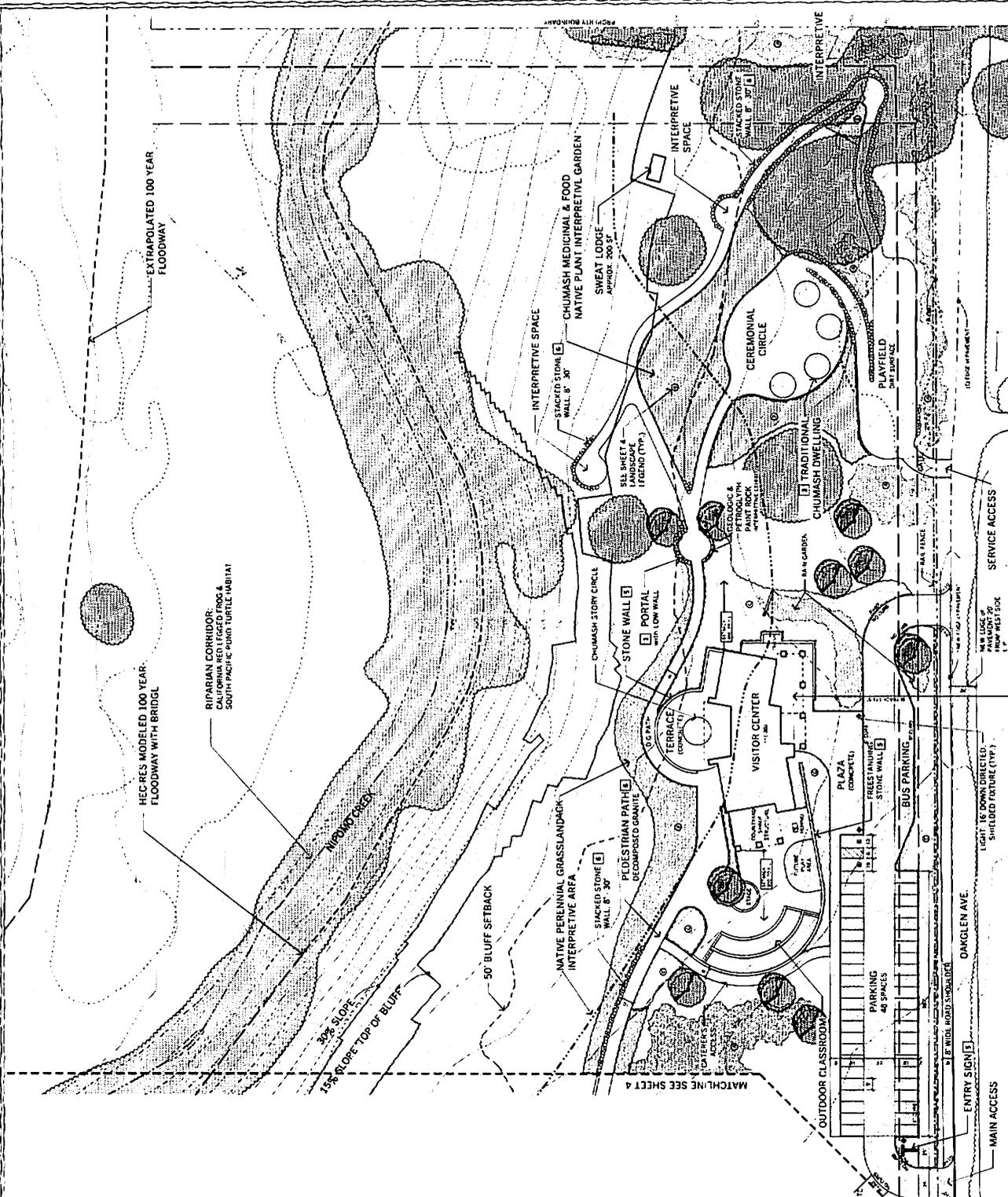


**Typical Site Elements:**



**Stories of the Ranchos**  
Dana Adobe Nipomo Amigos

**Site Plan**  
Visitor Center & Chumash Village

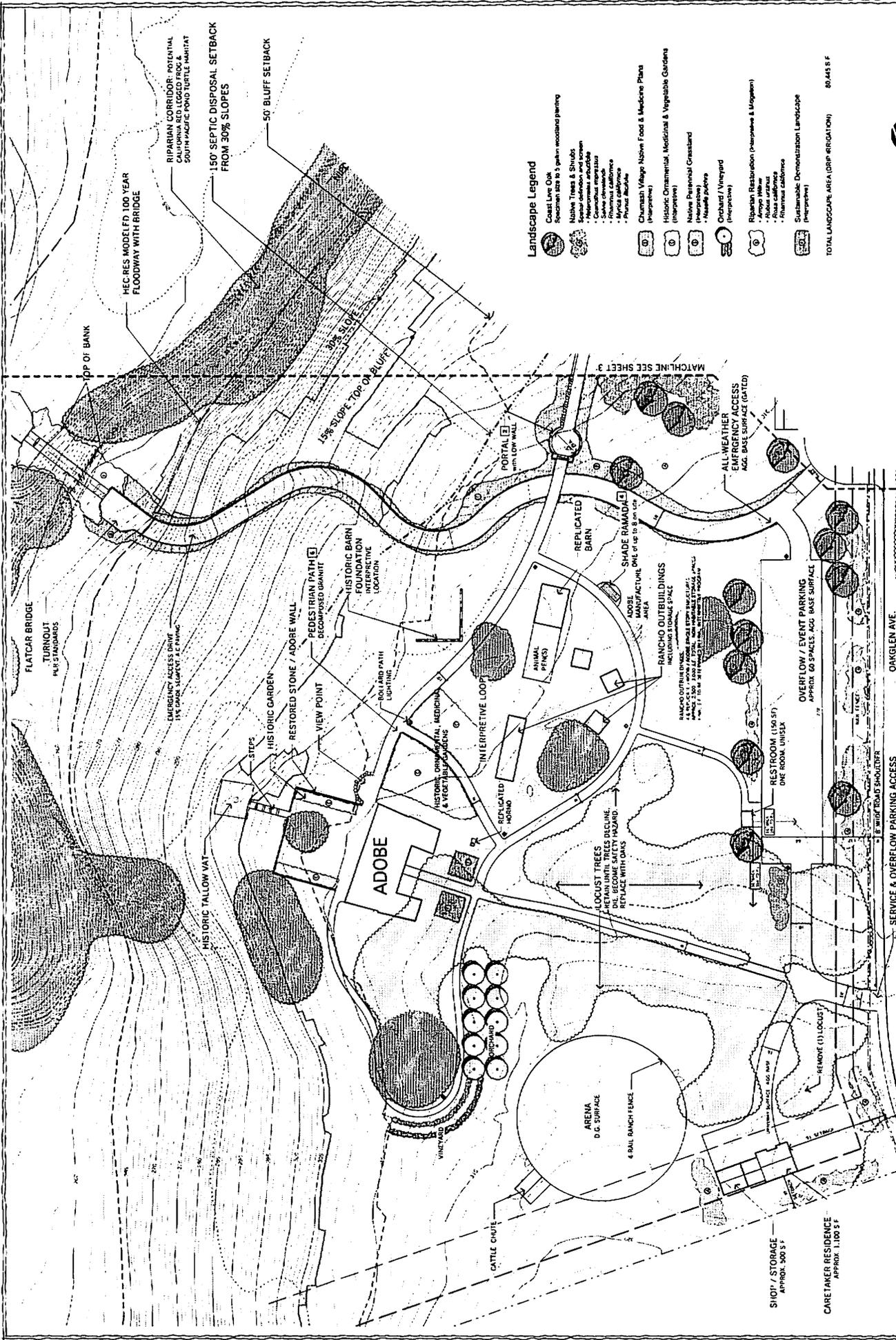




**Landscape Legend**

- Coast Line Out (Interpretive)
- Riparian Corridor (Interpretive)
- Native Trees & Shrubs (Interpretive)
- Native Perennial Grassland (Interpretive)
- Orchard / Vineyard (Interpretive)
- Riparian Restoration (Interpretive & Management)
- Sustainable Demonstration Landscape (Interpretive)
- Chumash Village: Native Food & Medicine Plaza (Interpretive)
- Historic Ornamental, Medicinal & Vegetable Gardens (Interpretive)
- Native Perennial Grassland (Interpretive)
- Orchard / Vineyard (Interpretive)
- Riparian Restoration (Interpretive & Management)
- Sustainable Demonstration Landscape (Interpretive)

TOTAL LANDSCAPE AREA (DRIP IRRIGATION): 60,443 S.F.



# Site Plan

The Rancho Era

# Stories of the Ranchos

Dana Adobe Nipomo Amigos

SILOT / STORAGE  
APPROX. 500 S.F.

CARETAKER RESIDENCE  
APPROX. 1,100 S.F.

SERVICE & OVERFLOW PARKING ACCESS

OAKLEEN AVE.

OVERFLOW / EVENT PARKING  
APPROX. 60 SPACES, 600' BASE SURFACE

RESTROOM (150 SF)  
ONE ROOM, UNISEX

RANCHO OUTBUILDINGS  
INC. (UNIFORM) STORAGE SHED

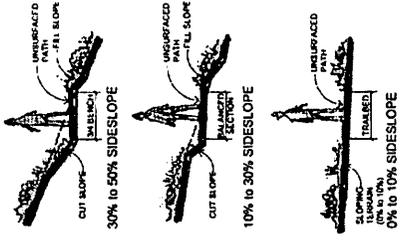
SHADE RAMADA  
ADOBES MANUFACTURE ONE OF TOP 10 SITES

REPLICATED BARN

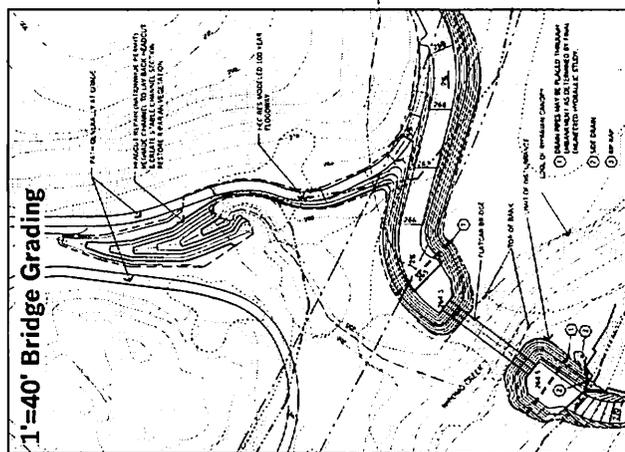
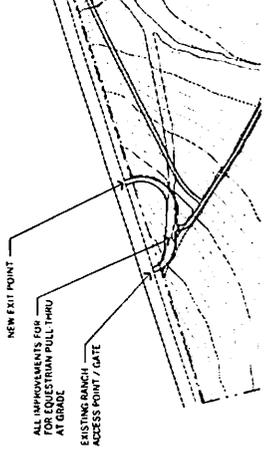
ADOBE  
MANUFACTURE

ADOBE  
HORN

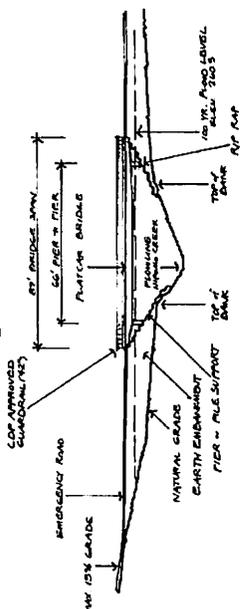
### Hiking Trail Sections



SEE SHEETS 8011, 8012, 8013, 8014, 8015 FOR REQUIREMENTS BY COUNTY ACTION AND MAINTENANCE AT 11:45 AM, DECEMBER 17, 1998



### 1:20' Section at Bridge



## Stories of the Ranchos

Dana Adobe Nipomo Amigos

## Preliminary Grading & Drainage



Scale: 1" = 100'-0"



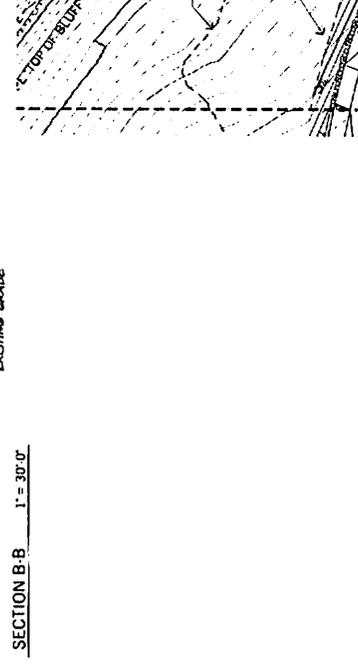
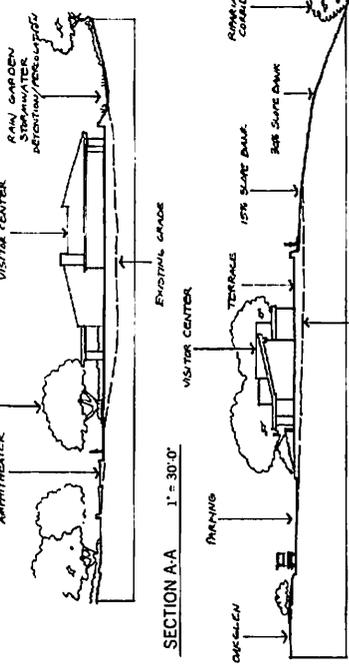
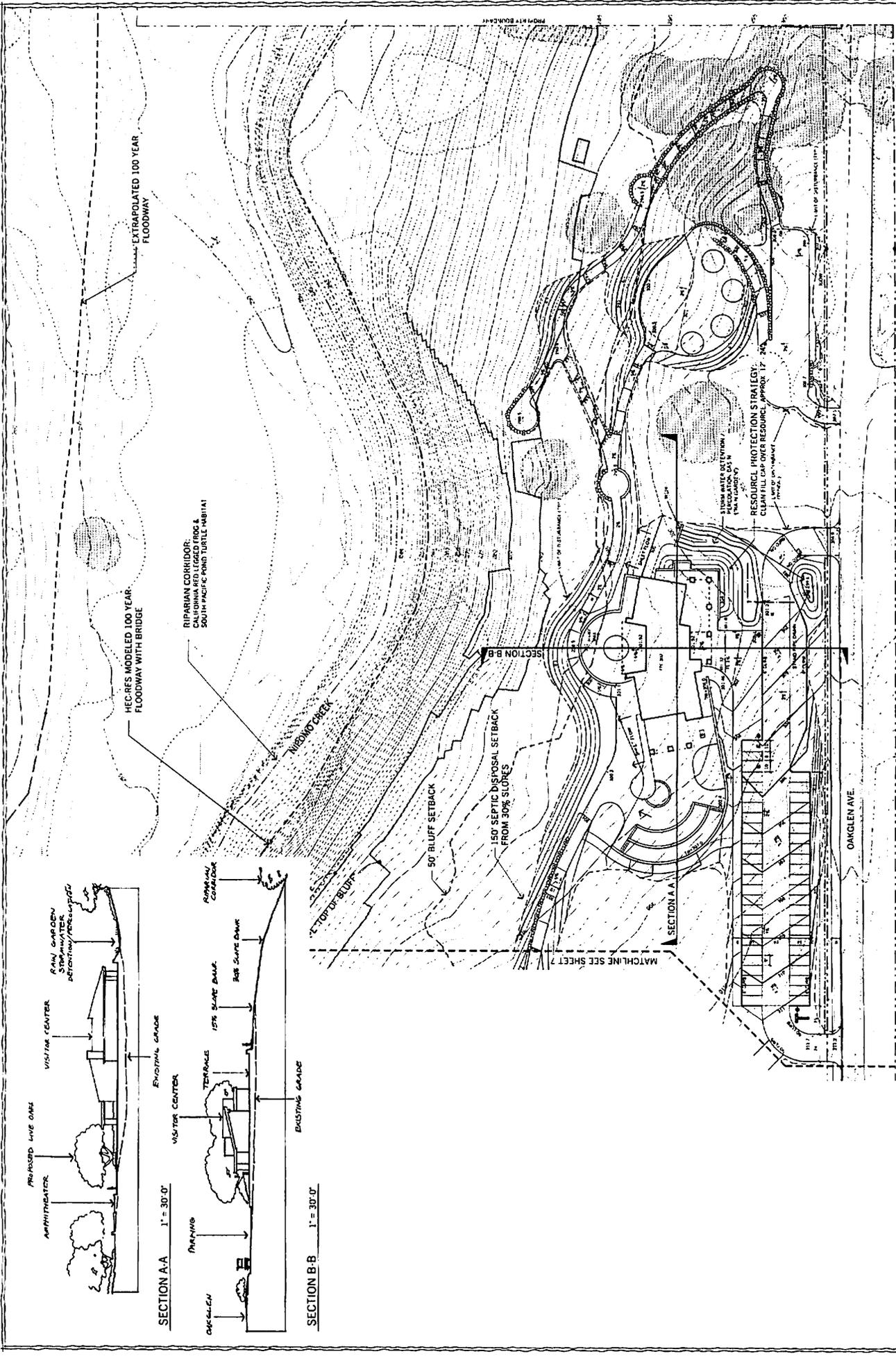


# Preliminary Grading & Drainage

Visitor Center & Chumash Village

# Stories of the Ranchos

Dana Adobe Nipomo Amigos



HEC-RAS MODELED 100 YEAR FLOODWAY WITH BRIDGE

RIPARIAN CORRIDOR: CALIFORNIA RED LEGGED FROG & SOUTH PACIFIC POND TURTLE HABITAT

50' BLUFF SETBACK

150' SEPTIC DISPOSAL SETBACK FROM 30% SLOPES

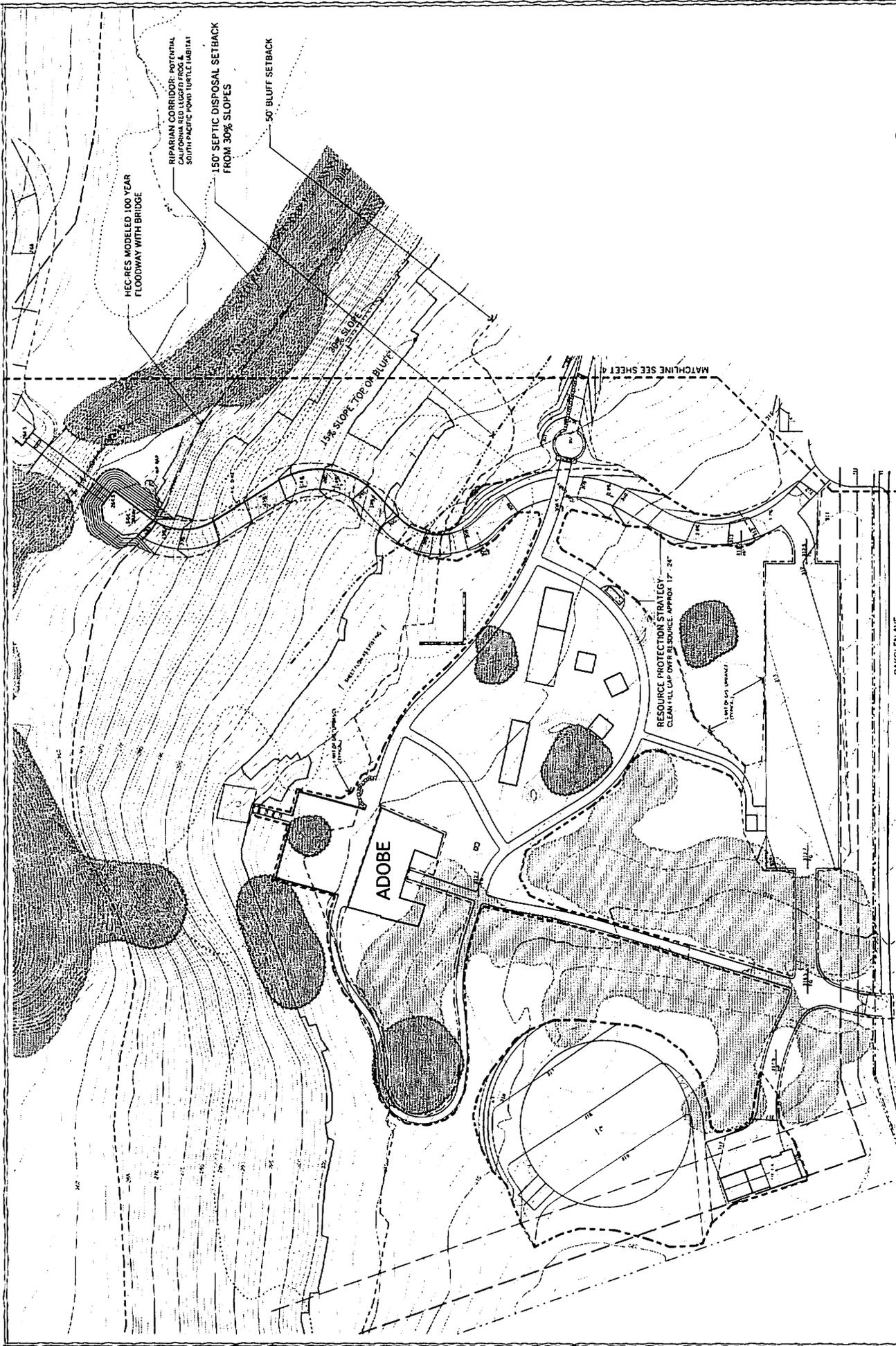
RESOURC PROTECTION STRATEGY: CLEAN FILL CAP OVER RESOURCE APPROX 12' FROM EXISTING GRADE

150' BLUFF SETBACK FROM 30% SLOPES

OAKGLEN AVE

SECTION A-A 1" = 30'-0"

SECTION B-B 1" = 30'-0"



7  
 North  
 Scale: 1" = 30'-0"  
 0 10 20 30 40 50 60 70 80 90 100



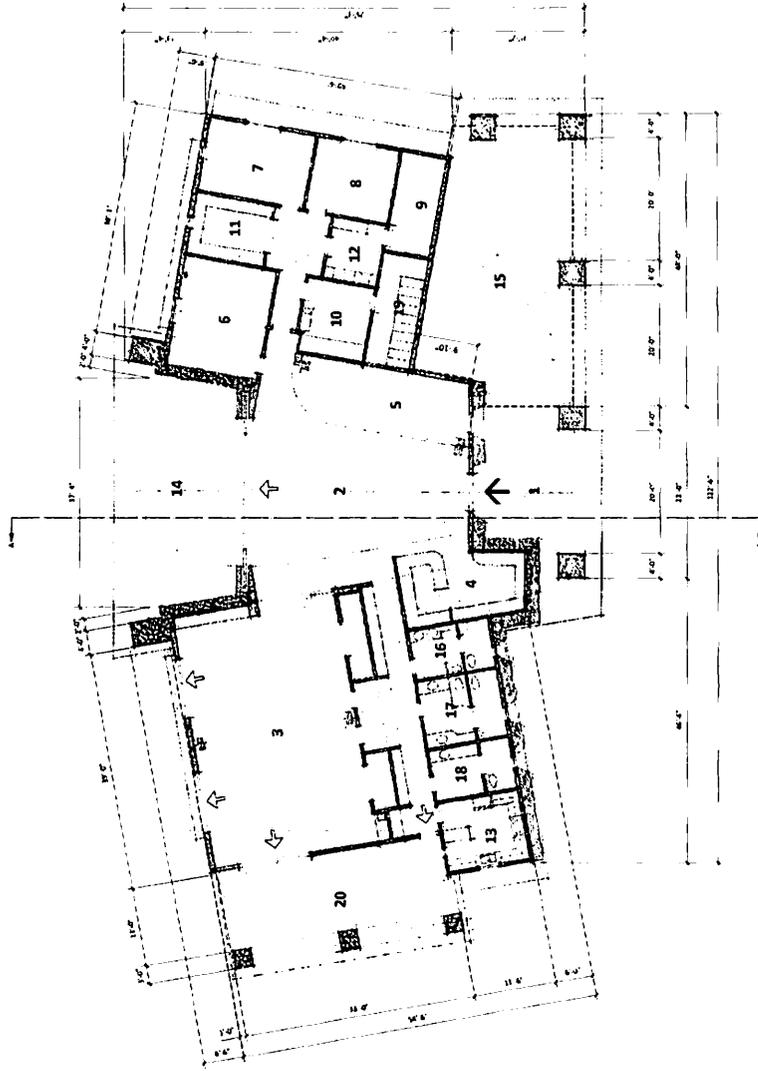
# Stories of the Ranchos

## Preliminary Grading & Drainage

### Visitor Center & Chumash Village

DANA ADOBE NIPOMO AMIGOS  
 1500 W. OAKGLEN AVE. SUITE 100  
 OAKGLEN, CA 94045  
 TEL: (415) 353-1100  
 FAX: (415) 353-1101  
 WWW.FIRMA.COM





**ROOM LEGEND**

Number	Name	Size
1	Entry	20' x 18'
2	Gallery	20' x 18' x 36'
3	Classrooms	20' x 10' x 10'
4	Reception	18' x 10'
5	Exhibit	12' x 12'
6	Main Function	18' x 15'
7	Office 1	12' x 17'6"
8	Office 2	12' x 13'6"
9	Office 3	12' x 13'
10	Copy	12' x 11'
11	Work / Copy	10' x 12'6"
12	Daycare	12' x 8'6"
13	Men's	11' x 11'
14	Women's	11' x 11'
15	Central Corridor / Entry 1	10' x 14'6"
16	Men's Restroom	8' x 11'
17	Women's Restroom	8' x 11'
18	Men's Restroom	8' x 11'
19	Women's Restroom	8' x 11'
20	Central Corridor / Entry 2	10' x 14'6"

**Stories of the Ranchos**

Dana Adobe Nipomo Amigos

**FLOOR PLAN**

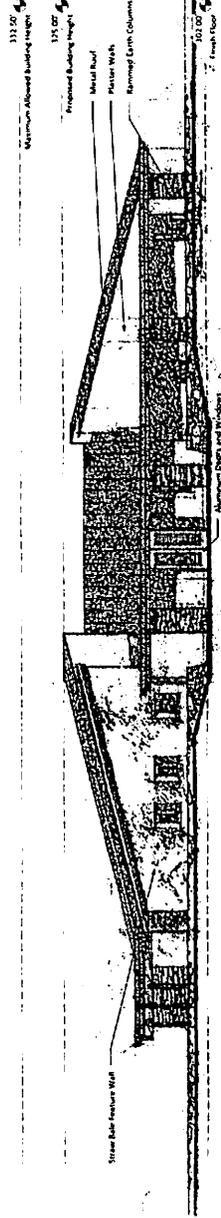
FOOTPRINT: 5,300 s.f.

FUTURE EXPANSION: 966 s.f.



Steven Puglisi  
ARCHITECTURE  
242 Moss Street, San Luis Obispo, CA 93401  
Phone: (805) 792-7100 Fax: (805) 792-7100

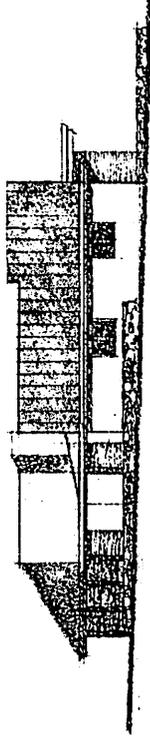
Scale: 1/8" = 1'-0"  
0' 2' 4' 8' 16'



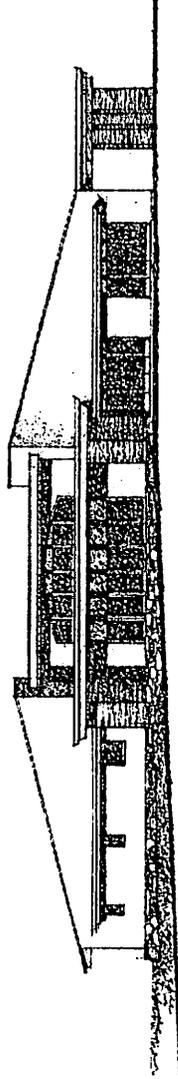
WEST (FRONT) VIEW



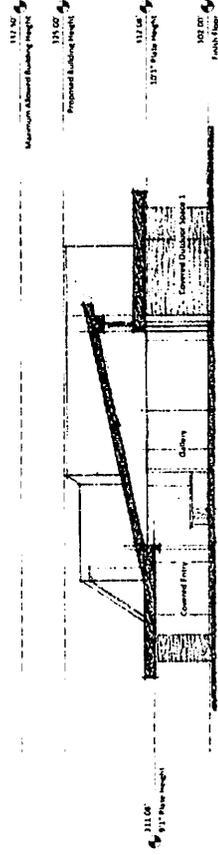
NORTH VIEW



SOUTH VIEW



EAST (REAR) VIEW



SECTION A

MATERIALS BUILDING HEIGHT ALLOWED	
Average Net Usable Ceiling	77.50
Maximum Usable Ceiling	33.00
Maximum Building Height Allowed	110.50
PROPOSED BUILDING HEIGHT	
First Floor	100.00
Roof Height	11.00
Second Floor Height @ 3.11	3.11
Roof Framing Structure	2.00
Roof Structure & Siding	0.35
TOTAL PROPOSED BUILDING HEIGHT	122.46



EXTERIOR ELEVATIONS

Stories of the Ranchos

Dana Adobe Nipomo Amigos







# Parcel Summary Report For Parcel # 090-171-011

11/28/2011  
2:10:15PM

## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

### People Information

#### Role Name and Address

OWN DANA ADOBE NIPOMO AMIGOS INC  
671 S OAKGLEN AVE NIPOMO CA 93444-9009  
OWN DANA ADOBE NIPOMO AMIGOS INC A C A C

### Address Information

Status Address  
P 00671 SO OAKGLEN AV NIPO

### Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
RHONIPO	0000 26P	Nipomo	South County	REC	H			Y		

### Parcel Information

#### Status Description

Active RHO NIPOMO PTN LT 26

#### Notes

LEGAL PARCEL PER DEED 771 OR 495. JSM  
INCORRECT ADDRESS 735 SO OAK GLEN AV CHANGED TO 671 SO OAKGLEN AV PER OWNER REQUEST. 10/19/09-PCS  
Tax Districts  
LUCIA MAR UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
COASTAL SAN LUIS RESOURCE CONSV.  
SAN LUIS PORT & HARBOR  
NO. 04 ROAD-CO/SUPVR  
AREA NO. 21 COUNTY SERVICE

# Parcel Summary Report For Parcel # 090-171-011



## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

### Case Information

Case Number:  
A3285

Case Status:  
FNL

Primary Parcel

Description:

RE-ROOF W/SHEATING  
DRC2011-00042

Primary Parcel

Description:

MASTER PLAN FOR THE DANA ADOBE-130 ACRE SITE. INCLUDES 6, 266 S. F. VISITOR CENTER ON 30 ACRE SITE.  
LRP2011-00001

Primary Parcel

Description:

AMENDMENTS TO ARTICLE 9 OF THE LAND USE ORDINANCE.  
PMT2009-00618

Primary Parcel

Description:

STRUCTURAL REPAIR, RETROFIT AND RESTORATION ONLY OF HISTORIC DANA ADOBE. THIS PERMIT DOES NOT ALLOW THE OCCUPANCY/OPERATION OF TOURS OR VISITS. IT IS FOR STRUCTURAL REPAIRS ONLY. FUTURE PERMITS ARE REQUIRED FOR RESTROOMS AND VISITORS CENTER.

PRE2010-00049

Primary Parcel

Description:

ISS  
SEP2011-00245

Primary Parcel

Description:

Septic Inspection