



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT NOTICE OF PREPARATION

DATE: 9/23/2011

TO: _____

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: LRP2011-00001 DANA ADOBE NIPOMO AMIGOS. General Plan Amendment to LUO Sections 22.112.020F, 22.112.030 (B), and 22.112.80 (G). APN: 090-171-011 and 036.

Return this letter with your comments attached no later than: 14 days from receipt of this pre-authorization 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

File No _____

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APPLICATION TYPE - CHECK ALL THAT APPLY

- General Plan Amendment Ordinance Amendment Amendment w/Update
 Specific Plan Specific Plan Amendment Other

APPLICANT INFORMATION

 Check box for contact person assigned to this project

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: marina@danaadobe.org

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: jan@danaadobe.org

PROPERTY INFORMATION

Total Size of Site: 29 acres Assessor Parcel Number(s): 090-171-011, -036

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, to South Oakglen Avenue, to 671 S. Oakglen Avenue.

Describe current uses, existing structures, and other improvements and vegetation on the property: Dana Adobe, caretaker's unit, driveway, fencing, and landscaping. See project description.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Amend LUO Sections 22.112.020 F, 22.112.030 (B), and 22.112.80 (G) (see attached proposed language)

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 signature _____

Date 9/8/2011

FOR STAFF USE ONLY

Current Land Use Category

PAS?

Yes

No

AMENDMENT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

.....
What are the Element(s) or Ordinance(s) requested for amendment:

- Land Use Element _____ Area Plan Framework for Planning
- Ag & Open Space Element Local Coastal Plan Land Use Ordinance
- Coastal Zone LUO Real Property Division Ordinance Construction Ordinance
- Growth Management Ordinance Other _____

.....
If you are proposing an amendment to the maps of the general plan, complete the following:

What is the Existing Land Use Category?:

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Existing Combining Designation(s)?

What is the Requested Land Use Category?

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Requested Combining Designation(s)?: _____

.....
If you are proposing an amendment to the text of the general plan, complete the following:

Page No. _____ Paragraph: _____ Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes.

.....
If you are proposing an amendment to an ordinance, complete the following:

Section No. LUO Sections 22.112.020 F, 22.112.030 (B), and 22.112.80 (G) Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes (see attached proposed language)

.....
For all amendment requests, complete the following:

Reason for the request: Current language limits uses to RS until Southland Interchange completed. There is no funding, right-of-way, or plans for this interchange. DANA can provide emergency access from South Oakglen to South Thompson Rd.

Describe existing and future access to the proposed project site: Teft Street to S. Oakglen Ave.

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

Proposed water source: On-site well Shared well Other

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

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

Outside User's Agreement now

Proposed sewage disposal: Individual on-site system Other _____

Community System -List the agency or company responsible for sewage disposal: _____

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

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 20 acres
Moderate slopes of 10-30%: 6 acres
Steep slopes over 30%: 3 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Nipomo Creek, Adobe Creek, Carrillo Creek
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: There is a floodplain associated with each creek. The floodplain has been mapped as part of the project.
- Has a drainage plan been prepared? Yes No
If yes, please include with application. A preliminary drainage plan will be submitted with the project's CUP application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: No grading or earthwork has recently been done on the project site by DANA; however, Conoco is doing some remediation near Nipomo Creek on DANA's property (i.e., APN 090-171-036).
- Has a grading plan been prepared? Yes No If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
There is an existing septic system and leach field.
- Is a railroad or highway within 300 feet of your project site? Yes No
Highway 101 is within ~300 feet of the property.
- Can the proposed project be seen from surrounding public roads? Yes No

If yes, please list: Portions of South Oakglen. The project is not visible from Highway 101 due to multiple groves of eucalyptus trees between the site and Highway 101.

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain One Caretaker's Unit – residential water use
 Commercial/Office - Explain Water for the visitor center/museum building, staff offices, restrooms, catering kitchen, and site drought tolerant landscaping
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? Right now using roughly the equivalent of ½ a residential single family dwelling. With completion of the project we anticipate using the equivalent of two single family residential units in terms of water use.
4. How many service connections will be required? One NCSD connection
5. Do operable water facilities exist on the site? Project would use NCSD water
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells? N/A
_ Yes _ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? N/A
Bacteriological? Yes No Chemical? Yes No Physical? Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health. N/A
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project. A copy of the Outside User's Agreement will be submitted with the project's CUP application.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy. A copy will be submitted with CUP application.
2. What is the distance from proposed leach field to any neighboring water wells? Minimum 75 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No The project will include an engineered septic system.
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No
(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used: DANA may decide to pursue this option although at this time we believe the project will likely include a septic system.

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: ~500 feet Location of connection: Bermuda/South Oakglen
2. What is the amount of proposed flow? Roughly the equivalent of 2 single family dwellings
G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: **South County Sanitary**
- 3. Where is the waste disposal storage in relation to buildings? **West side of Adobe**
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: **Lucia Mar Unified School District**
- 2. Location of nearest police station: **Project would be served by SLO County Sheriff**
- 3. Location of nearest fire station: **Nipomo Fire Station, 450 Pioneer Ave., Nipomo**
- 4. Location of nearest public transit stop: **Carrillo at Tefft**
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? **~1.5 miles** feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: **Dana Adobe restoration, tours and education, living history museum, staff offices, storage, caretaker's unit, fund raising events.**
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: **Dana Adobe is historic structure, cultural artifacts as well.**
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application. **An administrative draft report is pending. It will be submitted to the County as soon as it is complete.**

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change. Proposing Recreation Uses in REC Land Use Designation.

- 1. Days of Operation: _____ Hours of Operation: _____
- 2. How many people will this project employ?

- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain:

 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail:

- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
 2. If yes, is the site currently under land conservation contract? Yes No
 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____
-

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): **The project will include open space, recreation facilities (benches, amphitheater, visitor center/museum, etc.), education areas, interpretation, exhibits, trails, etc.**
 2. Will the development occur in phases? Yes No
If yes describe: **The project will likely include at least two phases. The phases will be identified in the CUP application.**
 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: **The visitor center shows a potential future expansion. This will be better defined with the CUP application.**
 4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____
-

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: **The visitor center will include passive design, green building materials, perhaps solar. These will be better defined when the CUP application is submitted.**

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: **The project will include native vegetation plantings, creek restoration (along Carrillo Creek), resource education, and other components. These will be better defined in the CUP application.**
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No If yes, please list: **Red-legged frog is noted in Nipomo Creek**
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No If yes, please describe and provide "ED" number(s): **Not to staff's knowledge.**

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): **Project will require a CUP from SLO County Planning. State and federal permits may be required for the project's proposed bridge over Nipomo Creek (i.e., CA Dept. of Fish & Game Permit, Army Corp Permit, and RWQCB)**

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS – California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE - Please verify whether your project is on the Known Hazardous Waste and Substances Sites List pursuant to AB 3750 and if you are within 1/2 mile of certain landfills (see back of sheet).

PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing and (2) Public Notice Distribution requirements and (3) the Right to Farm Disclosure.

AND I acknowledge that I have reviewed the list of Identified Hazardous Waste and Substances Sites List and the Landfill Disclosure on the back of this form and find the following: (1) The site is not shown on the list of Identified Hazardous Waste and Substances Site; (2) The site is not shown on the list dated April 1998, or any later list published by the State Office of Planning and Research and (3) I have read the disclosure statement on landfill operations.


Signature

9/8/2011
Date

**SAN LUIS OBISPO COUNTY
IDENTIFIED HAZARDOUS WASTE SITES – April, 1998**

IMPACT CITY: ARROYO GRANDE
Site: Union Oil Co - Santa Maria refinery
Location: Willow Rd. north of Guadalupe
City: Arroyo Grande Zip: 93420
Source: DHS1

IMPACT CITY: CAMBRIA
Site: Hampton Hotel
Location: 2601 Main Street
City: Cambria Zip: 93428
Source: WRCB Problem: Tank Leak

Site: Cambria General Store
Location: 850 Main Street
City: Cambria Zip: 93428
Source: WRCB Problem: Tank Leak

Site: Chevron
Location: 2194 Main Street
City: Cambria Zip: 93428
Source: WRCB Problem: Tank Leak

IMPACT CITY: CAYUCOS
Site: Chevron
Location: 12 N. Ocean Boulevard
City: Cayucos Zip: 93430
Source: WRCB Problem: Tank Leak

Site: Bob's Corner Store
Location: 198 N. Ocean Boulevard
City: Cayucos Zip: 93430
Source: WRCB Problem: Tank Leak

IMPACT CITY: CHOLAME
Site: Hearst Corp.
Location: Highway 46
City: Cholame Zip: 93431
Source: WRCB Problem: Tank Leak

IMPACT CITY: LOS OSOS
Site: Los Osos Valley Garage
Location: 1099 Los Osos Valley Road
City: Los Osos Zip: 93402
Source: WRCB Problem: Tank Leak

Site: Los Osos Landfill
Location: Turri Road
City: Los Osos Zip: 93402
Source: CIWMB
Problem: Groundwater Contamination

IMPACT CITY: LOS PADRES
Site: Ozena Station
Location: Highway 33 Zip: 93023
Source: WRCB Problem: Tank Leak

IMPACT CITY: OCEANO
Site: Bell Craig (from service station)
Location: 1899 Cienega
City: Oceano Zip: 93445
Source: WRCB Problem: Tank Leak

IMPACT CITY: PASO ROBLES
Site: Camp Roberts Site 936
Location: Highway 101
City: San Miguel Zip: 93451
Source: WRCB Problem: Tank Leak

Site: San Paso Truck & Auto
Location: Wellsona Road
City: Paso Robles Zip: 93446
Source: WRCB Problem: Tank Leak

IMPACT CITY: SAN LUIS OBISPO
Site: Unocal Tank Farm Facility
Location: 276 Tank Farm Road
City: San Luis Obispo Zip: 93401
Source: WRCB Problem: Tank Leak

Site: Hearn Trucking
Location: 4902 Edna Road
City: San Luis Obispo Zip: 93401
Source: WRCB Problem: Tank Leak

Site: Camp San Luis Obispo
Location: Highway 1 west of Highway 101
City: San Luis Obispo Zip: 93401
Source: WRCB Problem: Tank Leak

Site: SLO Golf & Country Club
Location: 255 Country Club
City: San Luis Obispo Zip: 93401
Source: WRCB Problem: Tank Leak

IMPACT CITY: SAN SIMEON
Site: Chevron
Location: 9540 Castillo Drive
City: San Simeon Zip: 93452
Source: WRCB Problem: Tank Leak

IMPACT CITY: SANTA MARGARITA
Site: Kaiser Sand & Gravel
Location: El Camino Real
City: Santa Margarita Zip: 93453
Source: WRCB Problem: Tank Leak

Site: Pacific Beverage
Location: 22255 El Camino Real
City: Santa Margarita Zip: 93453
Source: WRCB Problem: Tank Leak

IMPACT CITY: TEMPLETON
Site: Templeton Mobile
Location: 701 Las Tablas
City: Templeton Zip: 93465
Source: WRCB Problem: Tank Leak

**LANDFILL OPERATIONS
DISCLOSURE
EL POMAR/ESTRELLA
PLANNING AREA**

If your site is located within 1/2 mile of either the Paso Robles Municipal or the Chicago Grade Landfills (see maps on file with the Department of Planning and Building), this acts to notify you of your proximity to a landfill operation and all of the associated inconveniences and discomforts resulting from the continuing and future operation of such landfill, including possible expansions. Persons living near landfills may contact the California Integrated Waste Management Board (916) 341-6413 to seek available remedies concerning any improper or unlawful activities at the landfill.

ATTACHMENT 1

PROPOSED LUO CHANGES

San Luis Obispo County Code – Title 22, Land Use Ordinance
Proposed Text Change
Article 9 – Community Planning Standards (Revised June 2010)
South County – Areawide Standards
Section 22.112.020 F, Page 9-266 to 9-267

F. Nipomo Mesa Water Conservation Area. The following standards apply to all land in the Nipomo Mesa Water Conservation Area shown in Figure 112-4.

Figure 112-4 - Nipomo Mesa Water Conservation Area

- 1. General Plan Amendments and land divisions.** Applications for general plan amendments and land divisions in the Nipomo Mesa Water Conservation Area shall include documentation regarding estimated existing and proposed non-agricultural water demand for the land division or development that could occur with the General Plan Amendment. If this documentation indicates that the proposed non-agricultural water demand exceeds the demand without the requested amendment or land division, the application shall include provisions for supplemental water as follows:
 - a. General Plan Amendments.** Where the estimated non-agricultural water demand resulting from the amendment would exceed the existing nonagricultural demand, the application shall not be approved unless supplemental water to off-set the proposed development's estimated increase in nonagricultural demand has been specifically allocated for the exclusive use of the development resulting from the general plan amendment, and is available for delivery to the Nipomo Mesa Water Conservation Area. Jack Ready Park and the Dana Adobe is an exception are exceptions to this section.
 - b. Land Divisions.** Where the estimated non-agricultural water demand resulting from the land division would exceed the existing non-agricultural demand, a supplemental water development fee shall be paid for each dwelling unit or dwelling unit equivalent, at the time of building permit issuance, in the amount then currently imposed by county ordinance, not to exceed \$13,200. If the development resulting from the land division is subject to payment of supplemental water development fees to an entity other than San Luis Obispo County, the amount of these other fees shall be deducted from the County fee.

San Luis Obispo County Code – Title 22, Land Use Ordinance
Proposed Text Change
Article 9 – Community Planning Standards (Revised June 2010)
Combining Designations
Section 22.112.030, Page 9-270

22.112.030 - Combining Designations

The following standards apply within the applicable combining designations. These standards apply in the rural, urban and village areas, so they are not repeated in later Sections of this Chapter.

- 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. ~~Note: this is redundant of previous sections and references F (which is not applicable) instead of G.~~

Figure 112-6 - Dana Adobe Site

Note: Dana only owns 29 acres and leases 100. Should the figure be changed?

**San Luis Obispo County Code – Title 22, Land Use Ordinance
Proposed Text Change
Article 9 – Community Planning Standards (Revised June 2010)
South County Nipomo Urban Area
Section 22.112.080, Pages 9-345 to 9-346**

G. Recreation (REC) – Dana Adobe. The following standards apply only to the properties containing and surrounding the Dana Adobe, shown in Figure 112-57 in addition to the Historic combining designation standard in Section 22.112.030.A B *Note: Should be 22.112.030 B – there was an error in the original text.*

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", 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, 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 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. *Note – right now it sounds like every change would require a new CUP.*

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. 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 29 acre site should 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.~~ *Note: not sure of the meaning of this last sentence. Do we need the other sentence before this? A concern with landscaping is we don't want to block the views of the adobe from the visitor's center or the view of the 100 acres to the east.*

Figure 112-57 - Property Surrounding the Dana Adobe Property
Note: May want to include the 100 acres

ATTACHMENT 2
**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 129 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 29 acres of the project site and manages (under a lease agreement with SLO County) the 100 acres known as APNs 090-171-30, -031, and -032. Currently DANA is partnering with the County of San Luis Obispo Public Works Department and the Land Conservancy of SLO to implement a native habitat restoration project on the 100 acres. To date, the Land Conservancy has planted roughly 10,000 riparian plants on the 100-acre site and the County of SLO has made a commitment to plant 3,500 oak trees and 2.5 acres of coastal chaparral. This restored area will be protected under a conservation easement. To protect the easement from livestock, much of the easement will be fenced and gated. Proposed wire fencing will allow for wildlife access over or under the fence.

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 29-acre site from the Nipomo Community Services District (NCSD) through an outside user's agreement. A private well provides irrigation for farm/restoration activities on the 100 acre site. An existing septic system provides sewage disposal for the caretaker's unit. There are no restrooms in the adobe; the staff offices and site visitors use a portable toilet for waste disposal.

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 on average roughly 3,000 visitors a year. Student field trips account for approximately 1,200 of the roughly 3,000 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. Currently the adobe is open to the general public for tours on Sunday afternoons. Throughout the week 0 to 5 visitors may show up at the site for a scheduled or unscheduled tour. In terms of staffing, DANA currently has an Executive Director that works full-time, a part-time assistant, and roughly 5 – 10 volunteers that visit the site on a weekly basis.

1.2 PROJECT DESCRIPTION

The project's Conditional Use Permit Application would complete a master plan for the 129 acre site. The project's master plan would be built in phases. The Stories of the Rancho Project would be the project's first phase. Once preliminary plans are completed the project's phases will be depicted. Overall the Master Plan would construct: a new visitor center/museum building, a viewing deck and courtyard area outside the building, a Native American (Chumash) Village, a trail system and interpretive features throughout the 129 acres, restoration areas, picnic areas, children play features, exhibits, benches and picnic tables, a caretakers unit, and support amenities (such as parking areas, driveways, a storage building, and landscaping) primarily on the 29-acre site (APN 090-171-036). The project's 100 acre site (APNs 090-171-031, -032, -033) would largely accommodate restoration, agricultural/open space uses, secondary access, interpretation, and a multi-use trail system (for bicyclists, equestrians, and pedestrians).

The proposed visitor center/museum would accommodate: a visitor center, two classrooms, staff offices, exhibit area, gift shop, curator's work and storage area, library, restrooms, and catering kitchen. The visitor center/museum building will be one story. In the first phase the Visitor Center would be roughly 5,363 square feet. The building would have the potential to expand to roughly 6,647 square feet in a future phase. The visitor center would contain indoor and outdoor exhibits. The classroom would include audio-visual facilities as well as exhibit and storage space. A courtyard would be located at the entry to the building (on the west side of the building) 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 (which you can walk on), 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 include drought tolerant landscaping, shade structures, fencing, and lighting. Views of the proposed building would be buffered from the Dana Adobe and the Chumash Village by landscaping and terrain. It is anticipated the interior of the building (the classrooms and visitor center) could accommodate a maximum of ~ 290 people. The interior of the building and exterior courtyard (along the building's eastern and northern edge) could accommodate a maximum of roughly 559 people at a single event.

The Native American (Chumash) Interpretive Features would include items such as a living Chumash village, Knapping exhibits, story boulders, Native American gardens, and painted caves. Members of the Chumash Tribe will assist with the design and construction of the Chumash Interpretive Features. The materials for these features have not yet been determined.

The project's trail system would include roughly 2 to 3 miles of trails, adjacent native landscaping, benches, fencing, exhibits, and interpretive features. On the 29 acre site, the trails would provide access between the visitor's center, the Chumash Village, the Dana Adobe, and historic elements. The trail system on the 29 acres would accommodate disabled access. On the 100-acres, a multi-use dirt trail would provide visitor access as well as educational features (interpretation). The project's trails would be open to the general public for use although some trails may be opened on a seasonal basis. For the overall trail system (on the 129 acres) 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 project components include a permanent caretaker's unit; items such as picnic tables, benches, and viewing areas (along the project's trail system); an arena that can also be used equestrian activities and for items such as overflow parking; an area for keeping animals (for school tours); a storage building, and emergency access (a bridge) over Nipomo Creek. The caretaker's unit may be new construction or may involve moving an existing, historic building onto the 29-acre site. The new caretakers unit would replace the existing facility and the old caretaker's unit would be removed. The proposed staff offices in the new visitor center would replace the staff offices in the exiting Dana Adobe. The existing office would be converted to storage, curator, and/or exhibit area. The project's emergency access would extend from South Oakglen Avenue to South Thompson Road. The emergency access would have an all-weather surface (likely base) that is roughly 16 to 18 feet wide and a bridge (10 feet wide) (likely a rail car) that can accommodate a fire truck. The emergency access would be gated at two locations (near South Oakglen Avenue and Swallow Lane) so that motor vehicle access only occurs during an emergency or during site or access maintenance. It is likely portions of the emergency access would be used as a trail.

Proposed infrastructure would include parking, a bus drop-off area, access drives, trash enclosure(s), drought tolerant landscaping with some areas irrigated, retaining walls, fencing, a new septic system for the visitor center, water service/connections, utility connections, drainage/erosion control, and solar power. Water for the visitor's center and fire suppression would be provided by the NCSD through an Outside User's Agreement. In terms of parking, roughly 40 parking spaces would be paved with asphalt and wheel stops, roughly 60 parking spaces would have a gravel surface, and roughly 100 parking spaces would be accommodated in the arena area for overflow parking during events.

Stories of the Rancho will 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. It is anticipated the visitor center, classrooms, and courtyards would be used for private group rentals such as weddings and events.

The Stories of the Rancho Project would likely increase the number of average annual visitors to ~7,000. A table of existing and proposed staffing, visitors, and events will be provided with the project's CUP application. Instead of 20 student field trips per year, it is anticipated there would be 40 field trips or as many as two field trips in any one week during the academic school year. An individual school bus (accommodating 65 persons) would bring students to the site for a field trip. Student field trips would account for roughly 2,400 visitors annually. Staffing levels at the adobe would likely increase from one full-time and one part-time employee to perhaps three full-time employees. The number of volunteers assisting DANA would likely increase from roughly 5 a week to perhaps 10 per week. Throughout the week it is expected there would be 5 to 20 visitors that may show up daily for a scheduled or unscheduled tour or simply to walk the project's trails.

1.3 LOCATION & OWNERSHIP

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

APN	~Size (acres)	Land Use Designation	Owner	Comments
090-171-011	8	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	21	REC	DANA	The majority of development is proposed on this parcel.
<i>Total Acreage</i>	<i>129</i>			

1.4 OTHER INFORMATION

Relevant Studies/Information. The Dana Adobe Nipomo Amigos (DANA) and/or County Parks have completed various reports for the 129 acres. See Attachment 3 for a list of completed reports. The Stories of the Rancho Project will include the following reports: biology, cultural, and traffic. Draft copies of these reports will be sent to County Planning for review and approval. The biological and cultural reports should be available for County Planning's review in late September 2011. The project's biological report is being completed by Terra Verde and the cultural (Phase I) report by CRMS. The project's design firm (Firma) has completed flood plain data, soil tests, and a base map. GeoSolutions has been hired to determine the location of the Wilmar Fault on the subject property.

Conditional Use Permit Application. DANA is in the process of completing preliminary plans for the site's master plan. The plan provided with the LUO Amendment is a concept drawing (see Figure 2). As noted previously, the master plan will include the Stories of the Rancho

Project likely as a first phase. Preliminary Plans for the Master Plan should be complete by late September 2011. The preliminary plans will define project components and phases. It is anticipated the project's Conditional Use Permit application will be submitted in October 2011 once preliminary plans are complete.

LUO Text Amendment. The proposed project includes a Land Use Ordinance (LUO) Text amendment. See Attachment 1 for the Draft language of the proposed text amendment. The original LUO language was adopted in ~1994. Although the language references an existing Master Plan, the County does not have a copy of a DANA Master Plan on file. In the 1990s the County anticipated the construction of a Southland Interchange. Since that time, it is our understanding, all the right-of-way for a Southland Interchange has been given back to the adjacent property owners. Presently there is no funding or schedule for a future interchange in the vicinity of Southland.

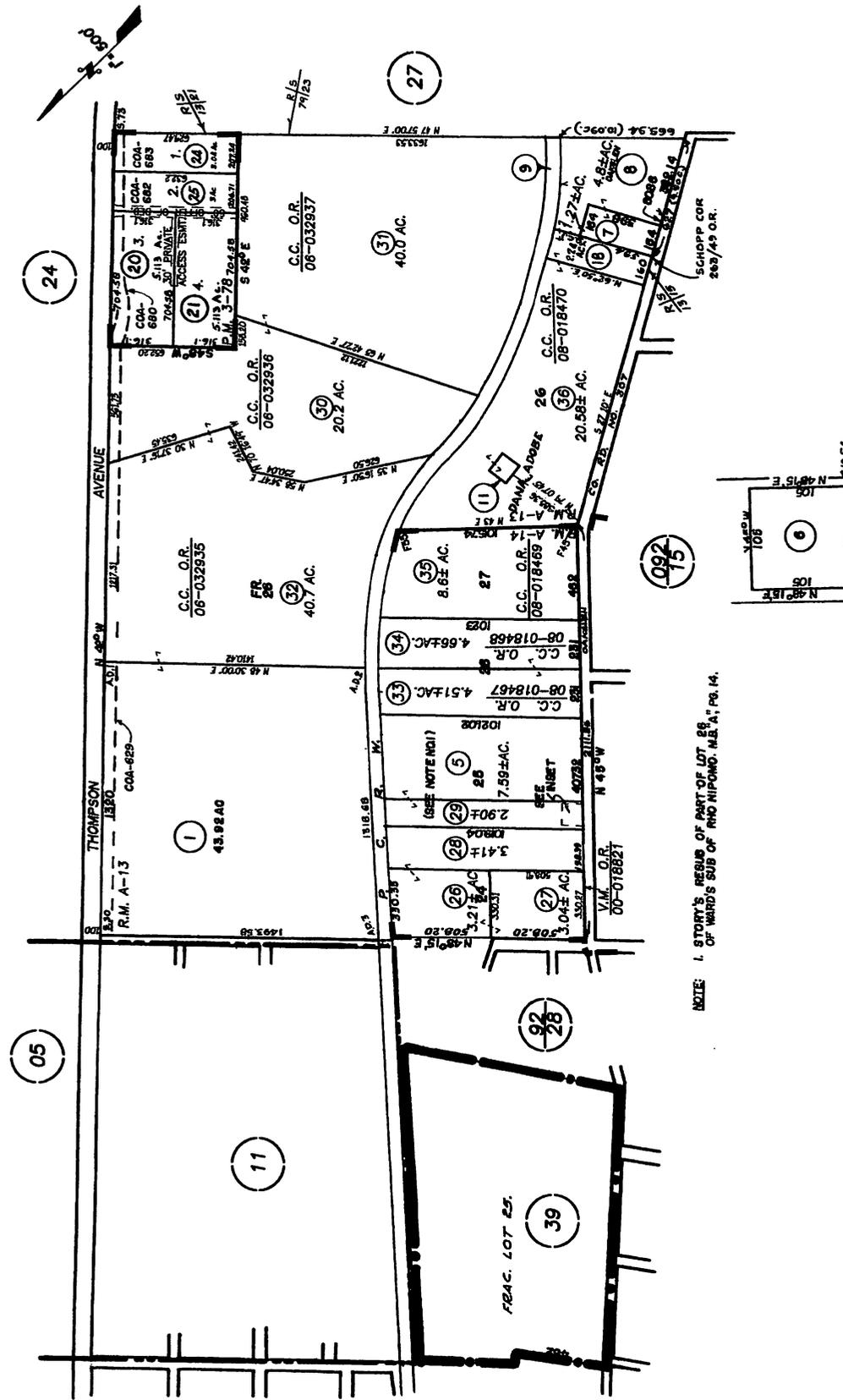
Water & Sewer Demand. The existing caretaker's unit and 29-acre site has a water demand roughly equivalent to ½ of a single family unit. It is anticipated the Stories of the Rancho Project when completed would increase the site's water demand to roughly the equivalent of two single family residences. The project currently proposes a private septic system for the visitor center and caretaker unit. In order to weigh options, DANA is exploring potentially hooking up to the NCSD for sewer services. Restoration and native planting on the 100-acre site would be irrigated (until it is established) by the site's existing water well.

ATTACHMENT 3 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 129 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 129 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.

FIGURE 1



REVISIONS	I.S.	DATE
	07-07-06	07-14-06
	11-16-06	
	05-16-08	

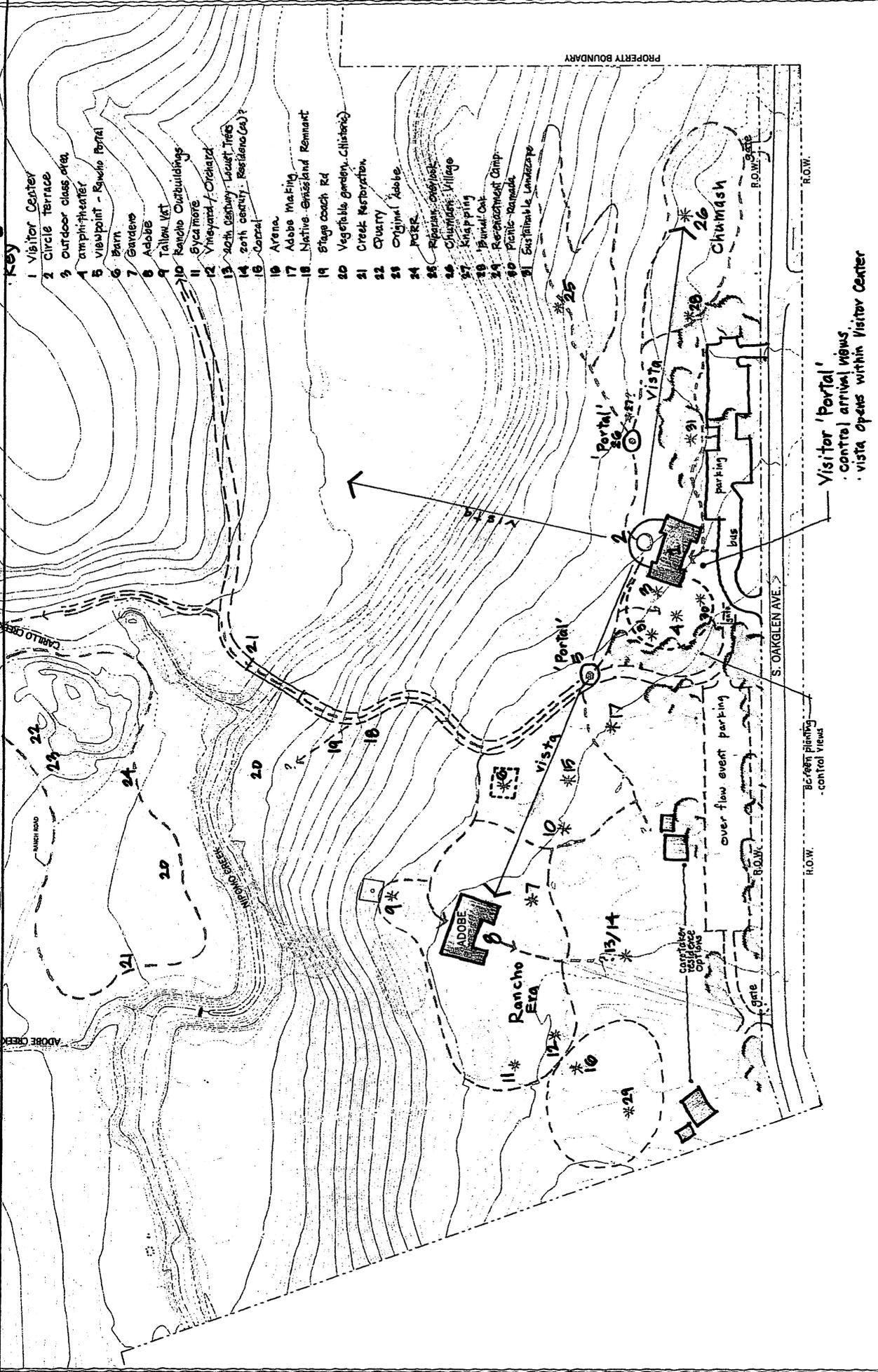
250' 0 500' 1000'

FR 05-16-00

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



Key

- 1 Visitor Center
- 2 Circle terrace
- 3 outdoor class area
- 4 amphitheater
- 5 viewpoint - Esuelo Portal
- 6 Barn
- 7 Gardens
- 8 Adobe
- 9 Tallow VET
- 10 Rancho Outbuildings
- 11 Sycamore
- 12 Vineyard / Orchard
- 13 20th Century - Laurel Tree
- 14 20th Century - Residenc (CA)
- 15 Corral
- 16 Arena
- 17 Adobe Making
- 18 Native - Grassland Remnant
- 19 Stage coach Rd
- 20 Vegetable Gardens - Chishere
- 21 Creek Restoration
- 22 Quarry
- 23 Original Adobe
- 24 Picher
- 25 Pajarito - Chief's
- 26 Chumash Village
- 27 Kneapping
- 28 Burial Out
- 29 Reenactment Camp
- 30 Piche - Rancho
- 31 Sustainable Landscape

Visitor 'Portal'
 - control arrival views
 - vista opens within Visitor Center

4

North
 Scale: 1" = 50'-0"

TRAC

FORSE COUNTY PLANNING

APRIL 15, 2011

Figure 2 - Concept Plan for the 29 Acres
 (September 12, 2011)