

DANA ADOBE NIPOMO AMIGOS LAND USE ORDINANCE AMENDMENT AND CONDITIONAL USE PERMIT

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Prepared by:

SWCA ENVIRONMENTAL CONSULTANTS
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401

Prepared for:

COUNTY OF SAN LUIS OBISPO
Department of Planning and Building
Brian Pedrotti, Project Manager
976 Osos Street, Room 200
San Luis Obispo, CA 93408-2040

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SECTION 1. INTRODUCTION

SWCA Environmental Consultants (SWCA) is pleased to submit a proposal for the preparation of an Environmental Impact Report (EIR) for the Dana Adobe Nipomo Amigos (DANA) Land Use Ordinance (LUO) Amendment and Conditional Use Permit (CUP) (project). Our proposed scope of work is designed to identify and address potential environmental impacts of the project components in accordance with the California Environmental Quality Act (CEQA) Guidelines, County of San Luis Obispo (County) regulations and policies, and applicable regulatory and guideline documents, and as outlined in the Request for Proposals (RFP) for the DANA LUO Amendment and CUP EIR, dated September 13, 2012.

The following proposal has been prepared by the combined efforts of SWCA (Prime Consultant) and Albion Environmental, Inc. (Cultural Resources Evaluation and Native American Consultation to be conducted under a separate Purchase Order).

A. PROPOSAL ORGANIZATION

SWCA's proposal has been organized into seven sections, which provide a comprehensive discussion of our approach to this EIR.

Section 1 – Introduction: This section provides a brief discussion of the organization of the proposal, a discussion of our understanding of the proposed project, and an introduction to SWCA and the project team.

Section 2 – Personnel and Experience: This section outlines the project team's experience in managing projects with similar complexity, magnitude, and principal issue areas, as well as the team's related CEQA and EIR experience throughout San Luis Obispo County.

Section 3 – Coordination: This section includes a discussion of our approach to project team and client coordination.

Section 4 – Scope of Work: This section identifies our proposed scope of work, which is based on review of the project site and project information provided by the County, review of the Initial Study and technical documents, information presented at the pre-proposal meeting, and conversations with County staff. Additionally, this section outlines the tasks and methodology proposed to address each environmental section and CEQA requirement; optional tasks are also included, where applicable.

Section 5 – Task Timetable and Cost Estimate: This section includes an outline of the deliverables and the timeframes associated with the project, including the Project Description, EIR Outline, Administrative Draft and Draft EIRs, Administrative Final and Final EIRs, and CEQA Findings (optional task).

Also included in this section are cost estimates for each task identified in the scope of work. The costing is based on the development of the CEQA document and is organized by major tasks to be accomplished and the team member responsible for each task. Public hearings attendance, staff meeting attendance, EIR reproduction costs, and optional tasks are also included.

Section 6 – Objectivity: This section provides a statement of SWCA's guarantee that this EIR will be an independent and objective work product. The project team members have been selected because of their ability to prepare and submit a neutral and unbiased environmental document.



Section 7 – Proposal Terms and Conditions: This section includes an acknowledgement of contract provisions as well as a statement of offer and signatures. In addition, this section includes a discussion of SWCA’s compliance with County insurance requirements.

B. PROPOSED ACTION AND PROJECT UNDERSTANDING

1. PROPOSED ACTION AND USE OF EIR

The applicant, DANA, is requesting an LUO Amendment and CUP to allow the implementation of a Master Plan and the Stories of the Rancho Project, including an approximate 6,200-square-foot visitor’s center; an outdoor amphitheater; a Chumash Village, including exhibits and interpretive features; approximately 3,000 square feet of replicated rancho-era buildings; a demonstration arena; replacement of the existing caretaker’s unit with a 1,600-square-foot caretaker’s unit and attached shop; a restroom and associated on-site septic system; an Americans with Disabilities Act (ADA) trail system with exhibits and interpretive features; 80,445 square feet of landscaping; and historical gardens, a vineyard, and an orchard. The Master Plan also includes an approximately 21,750-square-foot main parking area and 17,280-square-foot overflow parking area; a 0.6-mile emergency access drive, including a flatcar bridge over Nipomo Creek and foot bridges over Adobe and Carillo Creeks; and a 2,500-square-foot horse trailer parking and staging area off North Thompson Road. The project includes continued restoration and maintenance of the Dana Adobe pursuant to Secretary of Interior Standards and 0.36 acre of riparian restoration within Carillo Creek. The request includes the following special events: six with 290-500 persons/event; 12 with 100-250 persons/event; 20 with 50-100 persons/event; 40 with 60-65 persons/event (bussed-in school field trips); and one with 300-1,500 persons/event. The project includes two primary areas: a 30-acre site including the Dana Adobe and proposed improvements (owned by DANA), and an adjacent 100-acre primarily undeveloped area (owned by the County and leased by DANA). The project would result in the disturbance of approximately 6.55 acres of the 30-acre site and approximately 1.75 acres of the 100-acre site, totaling 8.3 acres.

Approval of the LUO Amendment and CUP is a discretionary action, subject to CEQA. In response to public comment and controversy during the project hearings, the applicant requested that the County prepare an EIR for the project. The County, as the CEQA lead agency, agreed to the applicant’s request, and will review the EIR upon continued consideration of the LUO Amendment, followed by the CUP. The EIR would also be used by responsible (permitting) agencies, such as the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Game (CDFG), to satisfy CEQA requirements as they relate to their permit processes.

2. PROJECT LOCATION

The project is located on the east side of South Oakglen Avenue, approximately 1 mile southeast of West Tefft Street, within and immediately adjacent to the community of Nipomo, in the South County Inland planning area. The applicant owns and manages roughly 30 acres of the project site (Assessor Parcel Nos. [APNs] 090-171-011 and -036), and manages (under a lease agreement with the County) the approximately 100 acres known as APNs 090-171-30, -031, and -032.

3. PROJECT BACKGROUND

Existing development on-site 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). The Dana Adobe is a California State Historical Landmark, and is listed on the National Register of Historic Places (NRHP). DANA recently

completed restoration of the adobe consistent with Secretary of Interior standards, under a California Cultural and Historical Endowment grant. The project site supports public education programs, docent outreach education programs with local schools, non-profit education, and fund-raising events throughout the year. Based on information from the applicant, the site supports approximately 3,500 visitors a year, including 20 bused-in student field trips (1,200 visitors).

In April 2011, DANA, a nonprofit 501(c) 3 organization, 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. 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.

County Department of Planning and Building staff, with support from SWCA, completed an Initial Study and Mitigated Negative Declaration (IS/MND) for the project. The IS/MND addressed both the LUO amendments and CUP for approval of the uses described above. The approval process for the project to date included the following steps:

1. The Board of Supervisors, at their regularly scheduled meeting on November 1, 2011, authorized the processing of the LUO Amendment, as requested. SWCA was retained by the County, applying trust account funds obtained from the applicant, to prepare an IS/MND for the LUO Amendment and proposed CUP.
2. The Planning Commission held a public hearing on June 14, 2012, to consider proposed amendments to §22.112.030.B and §22.112.080.G of the County LUO. After consideration of the project, the Commission recommended that the Board of Supervisors amend the LUO sections as proposed with one minor revision to clarify emergency access through the project site. SWCA provided support to staff prior to and during the public hearing.
3. The Board of Supervisors held a public hearing on July 17, 2012, to consider the proposed LUO amendments and adoption of the MND. At that hearing, concerns were raised by the public regarding impacts to cultural resources as well as noticing and procedural provisions. Following a lengthy public hearing, the Board continued the item and directed County staff to meet with the applicant and Native American tribal representatives to attempt to resolve various issues regarding cultural resources. SWCA provided support prior to and during the public hearings, but was not involved with the Native American consultation.
4. On August 7, 2012, the Board held a second public hearing for the proposed amendments. At the hearing, the applicant indicated that a resolution had not been reached with the Native Americans, and requested and received an indefinite continuance to complete an EIR.

4. PROJECT APPROACH

Our approach recognizes the considerable efforts that have already gone into the preparation of technical reports and development of the project description. In the event that the County determines through further review or agency response during the Notice of Preparation (NOP) review period that these reports require further review or amendment, we would work with the County and applicant to address the identified issues in a cost





effective and time efficient manner. We will work closely with the County to avoid unnecessary delays or issues that may compromise the defensibility of the EIR. It is our intention to facilitate the CEQA process and provide an accurate, defensible, and objective document for consideration by the public, project stakeholders, and decision makers. Our understanding of the project issues and proposed approach to address these issues is summarized in Table 1, Project Issues and Approach Summary.

Through our preparation of the IS/MND, we have developed a comprehensive understanding of the project, including the site's unique physical and cultural characteristics, environmental constraints, and design solutions that have been evaluated in the past. In light of the issues brought forward during the Board of Supervisor's hearings for the LUO and IS/MND, we feel it is important to provide the best possible and defensible evaluation, mitigation measures, and alternatives in the EIR. Therefore, SWCA is teaming with Albion Environmental, Inc. (Albion), who will be conducting the Native American consultation and cultural resources evaluation in support of the project and the EIR (under a separate Purchase Order).

Albion has extensive experience in this area, having successfully directed complex cultural resource studies for important County projects involving sensitive Native American issues. Especially noteworthy are the Nacimiento Water Project (2007-2011) and the Eagle Ranch Residential/Resort Development Project in Atascadero (2011-2012). Both projects experienced significant controversy during early project planning, largely centered on Native American concerns about cultural studies. In both cases, Albion principals and technical staff were called on to provide peer review of previous studies, make recommendations for remedial studies when needed, facilitate meaningful consultation between project stakeholders, and develop appropriate recommendations and protocols for future project activities.

Our approach to these important issues is discussed further under "Key Issues" below, and in the EIR scope of work section of this proposal, Section 4, Work Program.

Key Issues

Albion has been informally following the DANA project, with interest in the cultural significance of the project site. In preparation for the EIR, SWCA provided Albion with a summary of the project and actions conducted to date by the County, applicant, Native American organizations and individuals, and the public. Albion's review of available correspondence and reports indicates that public concern is focused primarily on:

- understanding and characterization of resources within the project area;
- importance of site to Native Americans;
- location and interpretation of features identified on Diseño maps; and,
- appropriateness of identified mitigation measures, specifically, the use of fill/capping as a way to protect site deposit from project impacts.

Disagreements regarding results and recommendations identified in the IS/MND appear to focus mainly on Native American archaeological resources, likely stemming from concerns over methods employed for the Phase I Survey (Hannahs 2011), and possibly the scope of work for the subsequent Extended Phase I Study (Dietler 2012). Both studies were conducted for the project IS/MND. Concerns with the Phase I Survey likely relate to:

- coarse-grained survey and mapping methods;
- low confidence in site boundary definition due to poor surface visibility, high amount of surface disturbance; and,
- incomplete characterization of previous studies conducted on the property (few details on results of previous studies within the project area).

The subsequent Extended Phase I Study (Dietler 2012) successfully addressed issues of surface visibility and site boundary definition; however, the study was limited to only one area of the site. Based on Albion’s preliminary review, previous cultural resources studies conducted for the project left too many unanswered questions about the nature, extent, and significance of resources impacted by planned activities, rendering subsequent recommendations that cannot be fully supported with the data in hand. Therefore, our approach to provide a legally defensible EIR includes a robust and complete identification and evaluation effort in order to develop meaningful mitigation measures and alternatives.

Our recommended approach for successful completion of the EIR consists of four steps: 1) a thorough and detailed description of all classes of cultural resources that may be impacted; 2) careful assessment of resources and potential impacts; 3) meaningful and transparent consultation with project stakeholders (i.e., County staff, DANA representatives, and Native American groups); and 4) development of recommendations and mitigation measures that take into account the views of all consulting parties and that meet CEQA requirements.

5. QUALITY ASSURANCE / QUALITY CONTROL

Environmental documents are intended to be read by the general public, yet over time they have become increasingly complicated and technical. They are typically written by teams of resource specialists who are experts in their fields but who often write detailed technical jargon and encyclopedic narratives that are neither easy to understand nor appropriate to the CEQA disclosure process. SWCA's planned approach to preparing a defensible and readable EIR consists of:

- The use of skilled resource specialists who are experts in assessing County resources;
- A focused CEQA writing team experienced in taking the technical input from resource specialists and turning it into concise sections;
- A technical editing and Quality Assurance/Quality Control (QA/QC) team that directs the writing throughout the process to ensure that the EIR is clear, concise, and expressed in one voice; and,
- A thorough technical review of all resources sections in the EIR to ensure that the quality of the work effort meets the requirements of CEQA covers the tasks specified in this proposal, the environmental analysis for each environmental topic is of superior quality, and that the environmental analysis is based on the correct and complete project description.



Table 1. Project Issues and Approach Summary

Initial Study Issue Area	To Be Further Evaluated in EIR?	Approach
Aesthetics	No	Further define existing aesthetic setting and visual character of area. Prepare photographs from key viewing areas showing existing conditions and proposed project. Assess visual compatibility of project with on-site historical resources/context and the character of the surrounding area.
Agricultural and Mineral Resources	No	Further define existing agricultural setting and uses in the immediate area. Incorporate previous analysis conducted for IS/MND. Consult with Agriculture Department to verify that impacts will be less than significant.
Air Quality	No	Verify previous calculations from IS/MND and appendices, and incorporate analysis into EIR. Consult with San Luis Obispo Air Pollution Control District (SLOAPCD) and confirm application of recommended mitigation measures.
Biological Resources	No	Verify results of field survey and habitat mapping presented in IS/MND and adequacy of currently recommended mitigation measures. Incorporate existing information from IS/MND and Biological Resources Assessment (Terra Verde 2012), and any additional field documentation and species updates (if applicable) into EIR. Include any additional communications with the CDFG and U.S. Fish and Wildlife Service (USFWS).
Cultural Resources	Yes	Consult with Native American groups, the County, and the applicant. Conduct a complete formal peer review of data completed to date, and provide a Preliminary Report of Findings, which may include recommendations for further study. Present findings report to the County, the applicant, and Native American representatives. If applicable, move forward with additional field studies, as authorized. Submit Final Cultural Resources Report to the County for review and approval. Incorporate results of report into EIR section, which will include: a clear description of all classes of impacted cultural resources; a careful assessment of resources and potential impacts; a summary of consultation with project stakeholders; and recommendations, mitigation measures, and alternatives that take into account the views of all consulting parties and that meet CEQA requirements.

Initial Study Issue Area	To Be Further Evaluated in EIR?	Approach
Geology and Soils	No	Incorporate information from IS/MND, Soils Engineering Report (GeoSolutions 2011), and Discussion of Over-Excavation Recommendations (GeoSolutions 2011) into EIR. Summarize existing County ordinance requirements and California Building Code regulations.
Greenhouse Gas Emissions	No	Verify previous calculations from IS/MND and appendices, and incorporate analysis into EIR. Consult with SLOAPCD and confirm application of recommended mitigation measures. Include discussion of energy efficiency and sustainable measures proposed by the applicant.
Hazards and Hazardous Materials	No	Incorporate information from IS/MND, including any updates related to the ConocoPhillips remediation action. Verify fire safety requirements with California Department of Forestry and Fire Protection (CAL FIRE), including emergency access road conditions.
Land Use	No	Briefly summarize impact determinations. Impacts related to aesthetics, noise, and traffic will be discussed in their respective sections, including identification of inconsistency with specific standards related to these resources. Consistency with plans and policies analysis will be included in Environmental Setting chapter of EIR.
Noise	No	Incorporate information from IS/MND and Noise Study (David Dubbink Associates 2012) into EIR. Describe sensitive receptors in the affected area and clearly identify County thresholds of significance. Incorporate mitigation measures and quantify noise attenuation to support impact determination.
Population and Housing	No	Briefly summarize impact determination in “Issues Considered Less than Significant” section of EIR.
Public Services/Utilities and Recreation	No	Briefly summarize affected public services/utilities, define impact determination, and identify potential cumulative impact. Describe existing fee programs and verify that no residual impact would occur.

Initial Study Issue Area	To Be Further Evaluated in EIR?	Approach
Transportation and Circulation	No	<p>Incorporate information from IS/MND and Traffic Impact Analysis (Rick Engineering 2012). Summarize traffic impacts resulting from construction and operation of the project, circulation, alternative transportation, parking capacity, and traffic safety. Summarize feasibility and effectiveness of Transportation Demand Measures. Incorporate any further consultation with Public Works.</p>
Wastewater	No	<p>Briefly summarize impact determination in “Issues Considered Less than Significant” section of EIR, including incorporation of information from IS/MND, Percolation Testing Report (GeoSolutions 2011), and Exhibits for Potential Disposal Field Areas (GeoSolutions 2011). Work with applicant and Department of Environmental Health regarding alternative treatment and disposal options to minimize impacts to cultural resources.</p>
Water Quality and Water Supply	No	<p>Incorporate information from IS/MND and water demand estimates (Hodge 2011). Consult with the Nipomo Community Services District (NCSD) regarding services agreement and verification of anticipated water demand. Summarize existing and proposed methods for water conservation, groundwater recharge, and stormwater management, including identification of any additional opportunities or methods based on consultation with NCSD and Public Works.</p>

SECTION 4. WORK PROGRAM

A. EIR PREPARATION

1. EIR OVERVIEW

The EIR will meet all requirements set forth in the CEQA Guidelines (California Code of Regulations 15000 et seq.), Title 14. The following are scope of work descriptions of the key components required for the EIR. This scope of work reflects information contained in and attached to the RFP. In addition to this information, SWCA and our sub-consultants have added to the impacts evaluation and scope of work, where appropriate, for each issue area based on our experience with the project, and similar projects and locations. In preparing this scope, SWCA has made every effort to recognize the substantial amount of existing applicant-prepared information, while recognizing that the EIR must be legally defensible.

Executive Summary

The Executive Summary of the EIR will include a brief description of the project, an impact and mitigation measure summary table, a summary of each issue area discussed in the environmental impact analysis, a brief description of identified alternatives and the environmentally superior alternative, and the growth inducing impacts of the project. The Executive Summary will be prepared by Shawna Scott of SWCA and will include the following scope of work:

Itemized Scope of Work

1. Include a brief summary of the project and location of the project, and history of the project and processes leading up to the preparation of the EIR. Provide an explanation of scoping process and the EIR structure.
2. Provide summary of impacts (site specific and cumulative) and mitigation measures in tabular form, indicating class of impact, general description of the impacts and proposed mitigation measures within each resource issue area, and residual impacts after mitigation.
3. Summary of the alternatives, environmentally superior alternative, and growth inducing impacts of the project.

Chapter 1. Introduction

The Introduction section of the EIR will discuss the history of the project and relevant background information. Information will be obtained from available documents and communications with the County. This section will provide an overview of the document; identify the lead, responsible, and trustee agencies for the project; and describe the intended uses of the EIR. The Introduction will also include a discussion of the entire EIR review process. Applicable federal, state, and local permits, approvals, and authorizations will be shown in table format in chronological order. This section will be prepared by Emily Creel and Jaimie Jones of SWCA.

Chapter 2. Project Description

This task will be conducted pursuant to a separate Purchase Order.





Chapter 3. Environmental Setting

The Environmental Setting chapter will include a description of the physical setting of the project site, surrounding land uses, and cumulative development scenario. In addition, this chapter will include a summary of consistency with plans and policies. Based on the Initial Study, the proposed project appears to be consistent with relevant policies. SWCA will consult with County staff, and make a preliminary determination of the proposed project's consistency with the County General Plan, Land Use Ordinance, and other regional plans (e.g., Clean Air Plan, Basin Plan). Consistency determinations will be made after impacts and mitigation measures are developed, as these are two key components in determining a project's potential consistency. The Environmental Setting chapter of the EIR will be prepared by Emily Creel of SWCA and will include the following scope of work:

Itemized Scope of Work

1. Describe the physical characteristics of the site and surrounding area (e.g., geology, biology, land characteristics, etc.). Photographs of the surrounding land uses and properties will be included, as applicable.
2. Include descriptions of the current land use and combining designations for the project site, and provide a detailed description of the present use of the site and surrounding properties.
3. Consult with the County Project Manager to verify the appropriate list of local and regional plans, planning standards, ordinance requirements, and management plans for the project. Consult with other agencies such as RWQCB and SLOAPCD to determine the project's consistency with federal, state, and local regulations governing land use.
4. Prepare a table of applicable land use policies and identify project consistency based on information in the applicable issue area sections.
5. Identify the cumulative development scenario based on discussion and coordination with County staff. Information regarding land use changes and development in the area will be obtained from agency staff, including projects under consideration, recently approved projects, proposed and approved land use and zoning amendments, associated environmental documents, and mapping.
6. Prepare a map showing the cumulative study area and the location of the project included in the cumulative development scenario. A table that corresponds with the projects shown on the cumulative development scenario graphic will be prepared and will include details of each project including size and status.

Chapter 4. Environmental Impact Analysis

Issue Area Study Methodology

An introduction to the Environmental Impact Analysis chapter of the EIR will be given to familiarize readers with the project site and surrounding area characteristics, as well as the format of the environmental analysis. Each issue of the environmental impact analysis will be divided into a description of the following:

1. Existing Conditions;
2. Regulatory Setting;

3. Thresholds of Significance (as determined by the County);
4. Impact Assessment and Methodology;
5. Project-specific Impacts, Mitigation Measures, and Residual Impacts;
6. Secondary Impacts of Mitigation Measures (if applicable); and
7. Cumulative Impacts, Mitigation Measures, and Residual Impacts.

The mitigation measures will specify the method of implementation and degree of effectiveness. Mitigation measures will be written in a format that includes a “timing” milestone and a method by which the measure can be monitored. Timing milestones will coincide with the various stages of the planning and permitting process. Mitigation will be designed to be incorporated as development standards, where applicable.

Issue Areas with Potentially Significant Impacts

The EIR will include analysis of all environmental resources; however, the majority of additional work beyond the efforts required for the Initial Study will focus on Cultural Resources. Refer to Table 1 for a summary of our approach to each issue.

Cultural Resources

Albion will conduct the Native American Consultation and initial Cultural Resources Evaluation under a separate Purchase Order; therefore the scope of work for those tasks is not included here. The proposed scope of work will be led by Albion’s Principal Native American Consultant, Clinton Blount, and Principal Investigator for Archaeology, Jennifer Farquhar. SWCA will incorporate the findings of the Native American consultation, preliminary report (conducted under a separate Purchase Order), and Final Cultural Resources Report (if prepared) into the Cultural Resources section of the EIR.



Itemized Scope of Work

1. If authorized, conduct additional field surveys following discussion and agreement. These tasks are considered optional, and a separate cost for each optional task is included in the cost summary for your consideration.

Optional Tasks

- A. **Additional Site Recording.** Detailed re-recording of archaeological resources, including a detailed site map, documentation of formal surface artifacts, identification of artifact concentrations/loci. Site data will be collected using GPS data and transferred to the project map. Albion will update site records if necessary, using appropriate California Department of Parks and Recreation (DPR) 523 forms.
- B. **Additional Extended Phase I Investigations.** Conduct additional Extended Phase I investigations to ascertain presence/absence subsurface deposits, confirm site boundaries (in areas not addressed by Dietler 2012), and assess potential for project impacts. This effort typically involves excavation of Shovel Probes (SPs) to identify potential subsurface constituents. SPs are hand-





excavated units measuring approximately 40 centimeters in diameter by 60-90 centimeters in depth, depending on project impact depth. These SPs are useful for identifying cultural materials in areas where surface visibility is obscured by heavy vegetation, landscaping materials, or modern fill. Excavated soils are typically dry-screened through 0.25-inch mesh. Determination of the presence of intact subsurface deposit will be based on careful examination of stratigraphy observed in excavation units. Intact cultural deposits are those that: 1) lack any evidence of redeposition or disturbance, and 2) produce prehistoric or historic age materials in densities greater than three items per 0.12 cubic meters (the volume of a 60-centimeter-deep shovel probe).

Albion estimates that 30 SPs will be excavated for this effort, located mainly along site boundary areas (current and previous boundary areas)

- C. **Geoarchaeological Assessment.** Conduct exploratory trenching to determine presence/absence of buried archaeological deposits. The project area, situated atop the Nipomo Mesa, is known to be generally sensitive for buried surfaces that may harbor archaeological deposits. Geoarchaeological assessments typically involve a backhoe, or similar heavy earth-moving equipment, equipped with a standard 60-centimeter-wide bucket to identify buried landforms. Backhoe trenches typically measure 0.5×2 meters, and are excavated in approximately 20-centimeter increments to a depth determined by the archaeologist. Non-cultural overburden is generally removed with a standard bucket; however, a smooth bucket with a welded-on “clean-up” plate will be used for the final grading.

Albion anticipates that this effort will require up to four trenches, to be located in areas subject to deep project impacts (i.e., construction for buried utilities).

- D. **Archaeological Evaluation.** Conduct subsurface test excavations in select locations to assess site integrity and eligibility under current CEQA guidelines. Albion will excavate surface transect units (STUs) measuring 1.0×0.5 meters, excavated to probe depth of deposit, check site boundaries, and sample subsurface assemblages. Units are typically excavated in 20-centimeter levels, with depths ranging between 40 and 140 centimeters below ground surface. The matrix is dry-screened through 6-millimeter (0.25-inch) mesh. STUs are considered a very efficient excavation strategy because they: 1) can be rapidly excavated, 2) yield relatively large artifact samples, and 3) provide detailed information on subsurface stratigraphy.

Albion anticipates that the evaluation will require excavation of six STUs. The units will be distributed across known sites, within areas to be impacted by planned project activities.

Determining Eligibility. In accordance with CEQA, cultural resources encountered during the project will be evaluated to determine if the resource is a historical resource, meeting the established criteria for inclusion in the California Register of Historical Resources (CRHR; CEQA Guidelines, §15064.5[a]). Sites determined not eligible are further assessed to determine if they meet the definition of a “Unique Archaeological Resource” under §21083.2 of the Public Resources Code. Cultural resource evaluations also assess potential impacts that a project may impose on identified historical

resources or unique archaeological resources. Significance and impact assessments typically focus on deposit content, extent, and integrity, and, therefore, incorporate an appropriate level of sub-surface investigation. Evaluation of newly discovered sites depends largely on the size of the deposit, and varies widely in level of effort required.

Albion will evaluate the archaeological resources using criteria set forth in §15064.5(a)(3) of the CEQA Guidelines. This statute states that a site is eligible for listing in the CRHR if the resource meets one of the following criteria:

- a) is associated with events that have made a significant contribution to broad patterns of California's history and cultural heritage;
- b) is associated with the lives of persons significant in our past;
- c) embodies the distinctive characteristic of a type, period, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and,
- d) has, or may be likely to yield, important information in prehistory or history.

If the resource is considered not significant (not a historical resource under CEQA), the effects of the project on that resource will not be considered significant and the resource need not be considered further in the CEQA process.

If the resource is considered significant (a historical resource under CEQA), and it is determined that the project will cause a substantial adverse change in the significance of a resource, it will be necessary to develop mitigation measures to render said impacts to a level of less than significant (CEQA Guidelines, §15064.5 [c]).

Typically, archaeological sites are evaluated using criterion d (yields data that provides important information in prehistory or history), as well as an assessment of depositional integrity. Determinations are made according to what each site might still contribute in and of itself and to what it can offer concerning regional archaeological patterns. Should a particular site have low individual data potential but contain unique information (e.g., rare artifacts, lithic materials), it may be deemed eligible based on its ability to provide useful data about broader prehistoric trends. If a site has low data potential and stands to offer only redundant information, it will normally be considered ineligible.

To summarize, the in-field Phase evaluation will take into consideration depositional integrity and scientific value to determine if site is eligible for inclusion in the CRHR.

Field Documentation. The location of archaeological deposits will be recorded using any one of a number of instruments including a compass, theodolite, or GPS unit. In all cases, all finds (and any other pertinent information) will be referenced to an established permanent datum. Artifacts





and other important cultural data will be recorded using bearing and distance from the datum, or with reference to a grid keyed to the datum (x, y, and z coordinates). Archaeological datum points will also be anchored to construction datum points so that archaeological data may be plotted on project maps.

Information will be carefully recorded on standard forms provided to the field crew. Records compiled in the course of fieldwork will include level records for each excavation unit level, an overall plan drawing for each level, and plans and section drawings for each feature encountered. Records will be maintained daily by individual excavators.

Digital photos will be used to document important artifacts and/or features encountered during fieldwork. A record form will be maintained of all photographs for each unit, detailing date, time, number, subject description, and view direction.

Stratigraphic profiles will be documented for at least one wall of each excavation unit, as well as selected sections of trenches. Profile documentation will include the site designation, unit number, wall orientation, and location of section along trench. Descriptions of each stratum will include Munsell color description, texture, structure, natural and cultural inclusions, and contacts between strata.

Personnel Qualifications. Supervisory personnel including the Principal Investigator and Project Archaeologist meet or exceed professional qualification standards for archaeology set forth in the Secretary of the Interior's Standards and Guidelines for Historic Preservation projects (48 Federal Register 44738-44739).

Investigation Standards. All fieldwork will be conducted according to guidelines contained in "Treatment of Archaeological Properties: A Handbook" (Advisory Council on Historic Preservation [ACHP] 1980), or similar, and "Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites"(Federal Register, Vol. 64, No. 95, May 18, 1999).

Laboratory Processing. Archaeological materials recovered during excavations will be delivered to Albion's laboratory facility in Santa Cruz, California. Initial processing will include washing and sorting artifacts according to location in excavation unit, feature, level, screen size, artifact class, and material. After initial processing, individual artifacts will be assigned a specimen number, while entire lots of flaked stone debitage and non-artifactual bone and shell from a specific provenience will be assigned a single specimen number. Preliminary cataloging data will be entered into an Access 2007 computer database, then quantified and tabulated for the final report. No specialized artifact or faunal analyses will be conducted for this effort.

All specimens will be placed in 4.0 millimeter thick plastic bags and labeled with computer generated, acid free/non-stick labels, packaged in cardboard bin-part boxes, and stored in archive boxes for curation. Curation (i.e., the packing and storage of materials) will meet or exceed standards set forth in the Federal Standards for Curation.

Chronometric data including time-sensitive artifacts, obsidian, and organic carbons will be employed to define temporal components at each study site. Chronometric controls established at each site will provide a basis from which to monitor changes in subsistence, settlement, site function, and technology.

- E. **Final Cultural Resources Report.** Prepare final Cultural Resources Report to be used in preparation of the EIR. The report will synthesize all existing and new data to provide a detailed description of all resources, an assessment of site impacts, and mitigation measures to address identified impacts in accordance with current CEQA guidelines. The report will also provide detailed protocols for all mitigation measures identified for the project (i.e., Treatment Plans for Archaeological Data Recovery, Monitoring Plans of construction monitoring, Native American Involvement Agreement).

Resource Issues Resulting in Less than Significant Residual Impacts

Based on our extensive experience with the project, all other resource issues would result in impacts that can be mitigated to less than significant, or would result in less than significant impacts. Issues that would be mitigated to less than significant include: Aesthetics, Air Quality and Greenhouse Gas Emissions, Biological Resources, Geology and Soils, Hazards/Hazardous Materials, Noise, Public Services/Utilities, Transportation/Circulation, Water, and Land Use. Issues that would result in less than significant impacts would include: Agricultural Resources, Population/Housing, Recreation, and Wastewater.

The results of applicant-supplied information, information contained in the Initial Study, and other information available on specific issues would be included in the EIR as noted in Table 1 (Project Issues and Approach Summary). In order to provide a complete and defensible document, each resource will be assessed under a separate heading, based on the same structure provided for the potentially significant issues areas described in detail above. In the event any new information is identified that may elevate the impact determination to “potentially significant,” we will notify the County immediately to determine the appropriate course of action. This section of the EIR will be prepared by Emily Creel and Travis Belt of SWCA.

Aesthetics

The project site is located on the edge of the community of Nipomo. Surrounding land uses range from commercial/retail development along Tefft Street, to larger-lot residential and agricultural land uses closer to the project site. The project is anticipated to be generally consistent with the visual character of the area and, due to the site’s distance from U.S. Highway 101 (US 101; 0.15 mile) and existing intervening vegetation, would not adversely affect views from the highway. The EIR section will include a description of the existing setting, photographs of the site and surrounding area, and key viewsheds from public roads and within the property itself (i.e., viewshed as seen from the historic Dana Adobe). The EIR analysis will expand upon the information presented in the Initial Study, and include a more detailed analysis of both on- and off-site aesthetic resources, including consideration of design and architectural features and standards.

Agricultural Resources

The project site consists of two primary areas: 30 acres (Recreation land use category) within the community of Nipomo, and 100 acres (Agriculture land use category) east of Nipomo Creek. The 30-acre site supports the Dana Adobe, and consists of the area





proposed for the Master Plan. The 100-acre site is primarily undeveloped, and supports restoration projects, livestock grazing, and equestrian use. Based on the location of proposed development, and the continued use of the 100-acres for agricultural-related uses (outside of restoration areas), no significant impacts were identified by the Agriculture Department. This section of the EIR will summarize the existing setting, and will provide evidence supporting a less than significant impact determination, based on further discussions with the Agriculture Department.

Air Quality and Greenhouse Gas Emissions

Air emissions would be created during the construction and operational phases of the project. Grading and construction activities would require the use of equipment, which generate emissions during use. Soil disturbance would generate dust, potentially affecting adjacent residents and beach visitors. Operational impacts would generally be limited to vehicle trips generated by employees and visitors. Based on review by the SLOAPCD, potential impacts include the generation of fugitive dust and diesel particulate matter in close proximity to sensitive receptors (residences), disturbance of naturally-occurring asbestos east of Nipomo Creek, and exposure to material-containing asbestos. Standard air quality measures are recommended by the SLOAPCD to address potential air quality impacts and nuisance issues. Due to the timing of this project (and assuming the project description will not significantly differ from the description in the Initial Study), the previous emissions screening (URBEMIS) will be valid for the EIR. The EIR will incorporate the greenhouse gas (GHG) emission calculations presented in the Initial Study. The EIR will include a summary of state and local regulations and standards, including pertinent information from the County’s EnergyWise Plan. This section of the EIR will summarize the existing climatic setting, and identify potential impacts and mitigation measures based on consultation with the SLOAPCD.

Biological Resources

The project is located in an area known to support a diverse assemblage of natural communities, plant species, and animal species. Nipomo Creek runs generally between the 30-acre and 100-acre portions of the project site. Based on the biological report completed for the project (Terra Verde 2012) and review by USFWS, primary issues include impacts to oak trees, American badger, pallid bat, California red-legged frog, coast range newt, southern pacific pond turtle, silvery legless lizard, coast horned lizard, two-striped garter snake, sharp-shinned hawk, burrowing owl, white-tailed kit, southwestern willow flycatcher, prairie falcon, least Bell’s vireo, and nesting birds. The proposed emergency access road would cross Nipomo Creek, and the project includes restoration within wetland and riparian habitats on-site. Preparation of this section of the EIR will include a review of existing information, including any updated data from the California Natural Diversity Database and further consultation with the County biologist, CDFG, and USFWS. This section will include identification of existing standards and mitigation measures, and any supplemental measures to prevent direct and inadvertent effects (i.e., disturbance of special-status species, impacts to individual oak trees and oak woodland, discharge of oils, fuels, or materials into the creek).

Geology and Soils

Based on the Initial Study and technical reports submitted by the applicant (GeoSolutions 2011), no significant geologic or soils hazards were identified on the project site. Key issues include the potential for erosion and subsequent sedimentation affecting surface waters, and the presence of the 100-year flood zone associated with Nipomo Creek. The proposed bridge over Nipomo Creek would not result in flooding or altered drainage (kvc

2011). The applicant is required to comply with existing grading, construction, flood zone, and drainage regulations, including the California Building Code, County LUO, and County Low Impact Development (LID) standards. In addition, a Stormwater Pollution Prevention Plan (SWPPP) is required by the RWQCB. The EIR will incorporate existing information, summarize requirements and standards, identify any measures proposed by the applicant to address erosion and drainage, and include any additional correspondence with County Department of Public Works and the RWQCB.

Hazards and Hazardous Materials

Based on the Initial Study and review of the State Water Resources Control Board (SWRCB) GeoTracker database, the project site is not located in an area of known, existing hazardous material contamination. A leaking oil pipeline on the site was remediated by ConocoPhillips (2010 to 2012), including partial excavation and restoration of the bank adjacent to Nipomo Creek. Preparation of this section of the EIR will include review and compilation of existing information, including consultation with CAL FIRE regarding the emergency access road. During the public hearing, the Planning Commission requested modifications to the LUO Amendment to clarify the use of the emergency access road. The EIR will include a clear description of the emergency access road and its intended use. This task will also include review of the County Safety Element and consultation with the County Public Health Department, County Sheriff's Department, and County Emergency Services. Existing hazards and public safety risks will be identified.

Noise

The project site is located approximately 0.15 mile east of US 101. The project includes a request for special events, which would generate noise potentially affecting residents in the immediate area. Based on the Initial Study and noise study (Dubink 2012), the use of amplified sound during events would exceed allowable thresholds as measured from the project property line. This section of the EIR will include a brief summary of the noise environment, and will identify existing and proposed measures to ensure that noise impacts would be less than significant.

Population and Housing

The project will not result in a need for a significant amount of new housing and will not displace existing housing. The project is not expected to increase the local population or the need for housing.

Public Services and Utilities

The project site is served by the County Sheriff's Department, CAL FIRE, NCSO (water supply), and Lucia Mar School District. Impacts to water demand will be addressed in the water section of the EIR. It is not anticipated that the project will result in any project-specific significant impacts to public services and/or utilities. All new development contributes to the cumulative demand for public services and utilities. This resulting effect is mitigated through payment of public facility and school fees.

Recreation

The County Parks and Recreation Element includes the Nipomo Linear Park in the vicinity of Nipomo Creek, including a Class I bicycle path or trail system. Based on the design of the project, this project could be incorporated into the Master Plan at a time when the County is able to pursue it. This section of the EIR will include a summary of existing and





proposed recreational resources in the immediate area. The project is anticipated to result in a beneficial impact, because it provides educational and historic resources, and recreational opportunities available to the public.

Transportation and Circulation

The project site is located within and adjacent to the urban, unincorporated community of Nipomo. The site is accessed directly from South Oakglen Avenue. Based on the Traffic Impact Analysis (Rick Engineering 2012) prepared for the project, operation of the project would generate approximately 130 average daily trips, including nine trips during the AM peak hour and 11 trips during the PM peak hour. With the exception of a baseline deficiency at the US 101/Tefft Street Interchange, all roadways and intersections would continue to operate at acceptable levels of service (LOS) upon implementation of the project. No other significant transportation and circulation issues were identified by the County Department of Public Works, Caltrans, or CAL FIRE upon review of the project. Compliance with existing road improvement and driveway standards would be required.

This section of the EIR will summarize the existing road and circulation setting, and will incorporate any additional comments from Public Works, Caltrans, and CAL FIRE regarding the project. Proposed Transportation Demand Measures will be identified as mitigation, in addition to any other measures identified during public and agency scoping.

Wastewater

The applicant proposes to construct on-site septic and leachfield systems. Key issues associated with this element of the project include impacts to cultural resources, proximity to Nipomo Creek, and fast percolation rates (GeoSolutions 2011). The site appears able to support a system in compliance with the California Plumbing Code and Central Coast Basin Plan. Options for engineered systems that may avoid or minimize impacts to cultural resources will be discussed with County staff, RWQCB, and the applicant. This section of the EIR will include a summary of site conditions, existing code requirements, and any mitigation measures identified by regulatory agencies.

Water Quality

Nipomo Creek traverses the project site. During construction activities, incidental discharge of oils, fuels, or sediment may occur if adequate prevention measures are not implemented. In the long-term, the project would create additional impervious surfaces and potentially increase stormwater runoff. This section of the EIR will include a summary of surface water sources in the immediate vicinity, and will identify the standard measures required by County Code to ensure prevention of off-site pollutant discharges and long-term stormwater management (i.e., LID strategies).

Water Supply

The NCS D has agreed to provide water service to the project components west of Nipomo Creek. The 100 acres to the east would continue to be served by an existing well for restoration activities. This section of the EIR will incorporate a summary of the Santa Maria groundwater basin and related history of water use, overdraft, legal decisions, and County LUO updates. The project’s anticipated demand (1.28 acre feet per year) will be verified in consultation with the NCS D, and all required and proposed water conservation and groundwater recharge measures, and any additional mitigation measures, will be included in the EIR.

Land Use

The project would be located within and adjacent to the community of Nipomo. Land uses in the area include commercial/retail development along Tefft Street, residential development, crop production and livestock grazing, and undeveloped properties. Combining designations on the project site include Flood Hazard (Nipomo Creek) and Historic (Dana Adobe). In addition to consistency with standards associated with these designations, other issues include the generation of noise and compatibility with surrounding land uses. This section of the EIR will include an analysis of existing and proposed land uses, and will identify potential inconsistencies or incompatibilities at both a site-specific and regional level. This section will use information from the Environmental Setting plans and policy analysis, and will integrate with other issue areas, such as aesthetics, biological resources, cultural resources, geology and soils, and noise.

Chapter 5. Alternatives Analysis

CEQA Guidelines require an EIR to describe a reasonable range of alternatives to a project, including the location, which could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project. An EIR should also evaluate the impacts of the alternatives relative to each other and the project.

This chapter of the EIR will: 1) describe the range of reasonable alternatives to the project; 2) examine and evaluate resource issue areas where significant adverse environmental effects have been identified and compare the impacts of the alternatives to those of the project; and 3) identify the Environmentally Superior Alternative. Alternatives that may be considered include a reduced project, modified design, and alternative location (if feasible). We anticipate that alternatives to avoid or minimize impacts to cultural resources, and address Native American concerns, will be developed during scoping and Native American Consultation.

The Alternatives Analysis will include project-specific level analysis of selected alternatives based on the availability of information. Shawna Scott of SWCA, in conjunction with SWCA staff and sub-consultants, will prepare the Alternatives Analysis chapter of the EIR, which will consist of the following scope of work:

Itemized Scope of Work

1. Identify significant impact resulting from the proposed project and, in consultation with County staff, identify potential project alternatives which would reduce these impacts. The range of alternatives may include the no project alternative, reduced size, modified design, and alternative location.
2. Prepare a matrix displaying the major characteristics and significant environmental effects of each alternative, and a discussion of any other significant effects that may result from an alternative in addition to those caused by the project.
3. Identify the preferred alternative. If the no project alternative is determined to be the preferred alternative, an Environmentally Superior Alternative will be recommended among the other alternatives, or combination of their components.

Chapter 6. Other CEQA Considerations

CEQA Guidelines (§15126.2(d)) state that for the preparation of EIRs, growth-inducing effects are defined as "...ways in which the project could foster economic or population





growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” The CEQA Guidelines expand upon this description by stating, “Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow more construction in service areas).”

This chapter of the EIR will analyze the project in terms of its potential to substantially induce growth in the surrounding area. In addition, this chapter will include a discussion of significant irreversible environmental effects. Emily Creel of SWCA will be responsible for the preparation of the Other CEQA Considerations chapter, which will consist of the following scope of work:

Itemized Scope of Work

1. Review and summarization of all applicable planning documents as they relate to growth inducing impact information.
2. Review of the project in terms of its potential for fostering economic or population growth, either directly or indirectly, within the study area.
3. Identification of significant growth inducing impacts.
4. Discussion of Significant Irreversible Environmental Effects, including use of energy resources and fossil fuels.

Chapter 7. Mitigation Monitoring and Reporting Plan

Public Resources Code §21081.6 requires an agency making findings pursuant to CEQA to adopt a reporting or monitoring program to ensure implementation of mitigation measures to avoid or minimize significant environmental effects. SWCA has prepared many Mitigation Monitoring and Reporting Plan (MMRP) as part of the CEQA process and is familiar with the monitoring program preparation techniques currently used by the County. The purpose of the MMRP will be to ensure compliance with all recommended mitigation measures identified in the EIR. Mitigation measures will be presented in the standard County format. A draft MMRP will be prepared as part of the EIR in order to allow the reviewing agencies to comment. The monitoring program will contain procedures that are reasonable and feasible to implement given the current contracting procedures and construction techniques. Jaimie Jones of SWCA will be responsible for the preparation of the MMRP.

Cumulative Effects

CEQA Guidelines §15065(c) states that “cumulatively considerable” environmental impacts pertain to the incremental effects of an individual project that are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Cumulative effects of the project that are deemed “considerable” will be discussed as a sub-topic within each of the above environmental issue areas. The cumulative development scenario identified for each environmental resource will also be described in this section.

2. RESPONSE TO COMMENTS

SWCA has prepared numerous EIR Response to Comments chapters and has developed a thorough and cost-effective methodology to prepare responses in an efficient manner. SWCA anticipates focused neighborhood interest in the project and have therefore included a total of 60 hours of SWCA staff time. In addition, a budget for our sub-

consultants has been included for responding to public and agency comments on the Draft EIR. Typically, many of the comments generated for a project overlap in content and can be responded to by one individual comment (or a "Master Response"). Comments such as these would be considered one comment and SWCA's budget would include responding to approximately 20 individually-substantive comments. Shawna Scott of SWCA will coordinate the responses to comments and will be assisted by the project team.

3. CEQA FINDINGS

A total of 50 hours (time and materials) is included for preparation of CEQA Findings. SWCA has prepared Findings on EIRs in the past for the County and is familiar with this procedure. SWCA will prepare these Findings in a format approved by the County, including two hard copies and one electronic version. Emily Creel of SWCA will prepare the CEQA Findings.

4. STAFF MEETINGS, PUBLIC MEETINGS, AND HEARINGS

Under this scope of work, SWCA's Project Manager will be available to meet with County staff on five occasions, including staff-level meetings. The scope of work includes SWCA's Project Manager and selected project team members attending up to three public hearings. SWCA and Albion will attend these meetings and will be prepared to respond to questions, make presentations, and/or participate in an advisory capacity relating to preparation of the EIR.

5. PUBLIC NOTICES AND DISTRIBUTION OF THE EIR

SWCA will provide draft and final electronic copies of the public notices required for the EIR, including the Notice of Completion (NOC) and Environmental Transmittal, Notice of Availability (NOA), and Notice of Determination (NOD). SWCA will reproduce and distribute the Draft EIR and Final EIR based on a mailing list provided by the County. We assume the County's administrative staff will post the public notice in the newspaper and will conduct regular noticing for the public hearings.



SECTION 5. TASK TIMETABLE AND COST ESTIMATES

A. PROPOSED SCHEDULE

1. TASK TIMETABLE

From the time of authorization of a contract, we estimate a timeframe of approximately eight months for completion of the Final EIR, assuming the estimates for the County review periods of each deliverable are accurate and a 45-day Draft EIR public review period. We understand that timing is of the essence, and SWCA will make every effort to complete tasks and prepare deliverables ahead of schedule, if possible. The estimated timeframe is presented in Table 2 below, and includes tasks to be conducted under the separate Purchase Order.

Table 2. EIR Preparation Schedule

Task	Estimated Completion Period
Early Public Consultation	December 17, 2012
Native American Consultation	Conducted concurrent to EIR process
Draft Project Description and EIR Outline	2 weeks after authorization to proceed with EIR
Cultural Resources pre-field meeting, peer review, and composite project map	4 weeks (concurrent with ADEIR)
Cultural Resources field verification and Preliminary Report of Findings	1 week
Administrative Draft EIR with MMRP and Appendices	10 weeks following Early Public Consultation meeting
Executive Summary, Draft EIR, MMRP, and Appendices	3 weeks after receipt of County comments on ADEIR
Administrative Final EIR, MMRP, and Appendices	2 weeks after close of Draft EIR public review period
Final Executive Summary, Final EIR MMRP, and Appendices	2 weeks after receipt of County comments on AFEIR
CEQA Findings	2 weeks after submittal of Final EIR

2. OPTIONAL TASK TIMETABLE

Several optional tasks related to the cultural resources assessment are included in the optional scope of work and optional cost estimate. If authorized, these tasks would be conducted concurrently with the Administrative Draft EIR. Estimated timeframes for each task are included in Table 3 below.

Table 3. Optional Task Schedule

Task	Estimated Completion Period
A. Additional Site Recording	3 days
B. Additional Extended Phase I Investigations	3 days
C. Geoarchaeological Assessment	1 day
D. Archaeological Evaluation	1 week
E. Final Cultural Resources Report	2 weeks

3. DELIVERABLES

Under this Scope of Work, SWCA anticipates preparation of the following deliverables (refer to Table 4), as detailed in the RFP. We propose to provide a CD with electronic copies of each version of the EIR to the County at no charge to allow for efficient filing, review, and posting on the County’s website.

Table 4. EIR Deliverables

Task	Copies Submitted
Administrative Draft EIR	
Administrative Draft EIR with MMRP and Appendices	<ul style="list-style-type: none"> 1 hard copy (three-ring binder) 4 electronic copies (on CD in Word)
Draft EIR	
Executive Summaries	<ul style="list-style-type: none"> 40 bound/stapled, hard copies with EIR CDs attached 2 CDs (one in Word, one in pdf)
Draft EIR and MMRP	<ul style="list-style-type: none"> 25 bound copies with Appendices on CD 25 CDs in pdf format (with Appendices)





Task	Copies Submitted
	<ul style="list-style-type: none"> 1 CD in original format 1 CD in an HTML or searchable pdf format for website use
Appendices	<ul style="list-style-type: none"> 3 hard copies in three-ring binders 1 CD in original format 1 CD in an HTML or searchable pdf format for website use
Administrative Final EIR	
Administrative Final EIR with Response to Comments, MMRP, and Appendices	<ul style="list-style-type: none"> 2 bound copies 1 CD (in Word)
Appendices	<ul style="list-style-type: none"> As needed, 1 bound copy and 1 CD (in Word, as available)
Final EIR	
Executive Summary	<ul style="list-style-type: none"> 20 bound/stapled, hard copies with EIR CDs attached 2 CDs (one in Word, one in pdf)
Final EIR and MMRP	<ul style="list-style-type: none"> 25 bound copies with Appendices included on CD 25 CDs in pdf format (with Appendices) 1 CD in original format 1 CD in an HTML or searchable pdf format for website use
Appendices	<ul style="list-style-type: none"> 3 hard copies in three-ring binders 4 CDs in pdf format 1 CD in original format 1 CD in an HTML or searchable pdf format for website use
CEQA Findings (optional task)	
CEQA Findings	<ul style="list-style-type: none"> 1 electronic copy (in Word) Up to 2 hard copies

The EIR will be printed two-sided on white recycled paper at 8.5×11 vertical format with 11×17 graphic insertions when needed. Color graphics will be used where necessary to assist in understanding complex information. All documents will be spiral bound or three-hole punched. Working drafts for staff use will be presented in three-ring notebook binders large enough to handle the Final EIR. SWCA will submit a master copy of the Draft and Final EIR, MMRP, and Appendices on a CD in their original file format (Word, Excel, etc.) and in PDF format for use by the County in preparing staff reports.

B. COST ESTIMATE

The costs to prepare the EIR document are summarized by task in Tables 5 and 6. The EIR Preparation Detailed Cost Estimate (refer to Table 7), provides a detailed breakdown of project team levels and sub-consultants, and estimated hours by task and team member or sub-consultant. Analysis of the issues outlined in the Revised Scope of Work and preparation of the EIR will be performed for a fixed fee of **\$37,333**.

Table 7 also contains a proposed time-and-materials budget of **\$7,966** for attendance of the Project Manager and selected sub-consultants at staff meetings and public hearings on an as-needed basis.

Table 8 details the costs for the optional tasks identified in the scope of work, including 50 hours to prepare CEQA Findings and the additional cultural resources fieldwork and reporting that may be requested by the County following public and Native American consultation efforts.



Table 5. EIR Preparation Cost Summary

Task	Estimated Cost
Preparation of EIR	
Project Management	\$2,541
Administrative Draft EIR	\$19,097
Draft EIR	\$5,369
Administrative Final EIR and Response to Comments	\$6,297
Final EIR and Response to Comments	\$4,029
TOTAL ESTIMATED FIXED-FEE COST	\$37,333
Meetings and Hearings	
Staff Meetings (5), including SWCA and Albion	\$2,114
Public Hearings (3), including SWCA and Albion	\$5,852
Findings	\$4,538
TOTAL ESTIMATED TIME AND MATERIALS COST	\$12,504
TOTAL ESTIMATED COST	\$49,837

Table 6. Optional Tasks Cost Summary

Task	Estimated Cost
<i>Additional Cultural Resources Field Studies and Reporting</i>	
Optional Task A: Site Recording	\$7,656
Optional Task B: Additional Expanded Phase I	\$10,002
Optional Task C: Geoarchaeological Assessment	\$1,490
Optional Task D: Archaeological Evaluation	\$18,956
Optional Task E: Final Cultural Resources Report	\$4,639
TOTAL ESTIMATED CULTURAL OPTIONAL TASKS COST	\$42,743

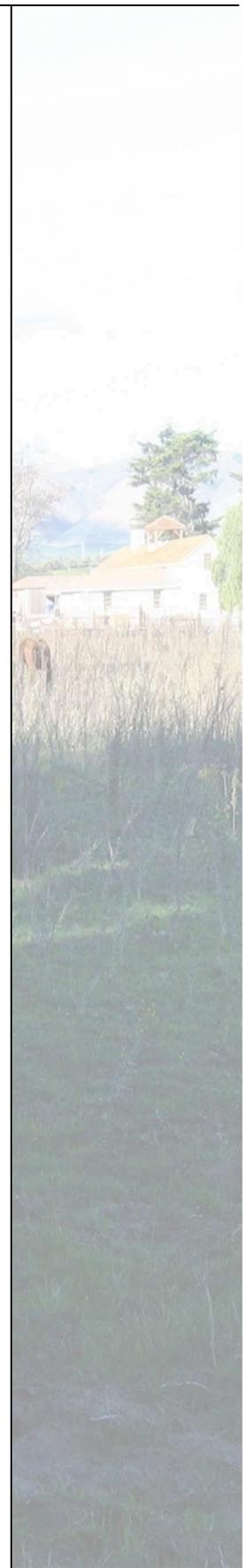


Table 7. EIR Preparation Detailed Cost Estimate

DANA LUO Amendment & CUP EIR Fixed Fee														
Project Start (est.): 12/1/2012		Phase 01		Phase 02		Phase 03		Phase 04		Phase 05		Phase 06		
Project End (est.): 12/1/2013		Project Management		Native American Consultation		Admin Draft and Draft EIR		Cultural Resources		Admin Final and Final EIR		Meetings/Hearings - T&M		
LABOR														
Project Role	Name	Rate	Hours	Charge	Hours	Charge	Hours	Charge	Hours	Charge	Hours	Charge	Hours	Charge
Project Director	Bill Henry	\$ 158.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Project Manager	Shawna Scott	\$ 121.00	21.00	\$ 2,541	-	\$ -	74.00	\$ 8,954	-	\$ -	28.00	\$ 3,388	34.00	\$ 4,114
Environmental Spec.	Emily Creel	\$ 89.00	-	\$ -	-	\$ -	96.00	\$ 8,544	-	\$ -	40.00	\$ 3,560	-	\$ -
Biologist	Travis Belt	\$ 100.00	-	\$ -	-	\$ -	8.00	\$ 800	-	\$ -	-	\$ -	-	\$ -
GIS/Mapping	Adriana Neal	\$ 100.00	-	\$ -	-	\$ -	18.00	\$ 1,800	-	\$ -	-	\$ -	-	\$ -
Technical Editor	Jaimie Jones	\$ 79.00	-	\$ -	-	\$ -	21.00	\$ 1,659	-	\$ -	10.00	\$ 790	-	\$ -
Administrative	Stephanie Spencer	\$ 58.00	-	\$ -	-	\$ -	8.00	\$ 464	-	\$ -	-	\$ -	-	\$ -
Labor Subtotal			21.00	\$ 2,541	-	\$ -	225.00	\$ 22,221	-	\$ -	78.00	\$ 7,738	34.00	\$ 4,114
Labor Total			21.00	\$ 2,541.00	-	\$ -	225.00	\$ 22,221.00	-	\$ -	78.00	\$ 7,738.00	34.00	\$ 4,114.00
EXPENSES														
Description	Unit	Rate	# Units	Charge	# Units	Charge	# Units	Charge	# Units	Charge	# Units	Charge	# Units	Charge
Copies (B&W)	per page	\$ 0.10	-	\$ -	-	\$ -	1,200.00	\$ 120	-	\$ -	1,200.00	\$ 120	-	\$ -
Copies (Color)	per page	\$ 1.00	-	\$ -	-	\$ -	80.00	\$ 80	-	\$ -	80.00	\$ 80	-	\$ -
Mileage	per mile	\$ 0.555	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	400.00	\$ 222
Draft EIR Hard Copy	per copy	\$ 70.00	-	\$ -	-	\$ -	26.00	\$ 1,820	-	\$ -	-	\$ -	-	\$ -
Final EIR Hard Coy	per copy	\$ 80.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	27.00	\$ 2,160	-	\$ -
Appendix	per copy	\$ 15.00	-	\$ -	-	\$ -	3.00	\$ 45	-	\$ -	3.00	\$ 45	-	\$ -
CDs	per copy	\$ 1.00	-	\$ -	-	\$ -	73.00	\$ 73	-	\$ -	60.00	\$ 60	-	\$ -
	lump sum	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
	lump sum	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
	lump sum	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Expenses Subtotal				\$ -		\$ -	2,138	\$ 2,138		\$ -	2,465	\$ 2,465		\$ 222
Markup		5%		\$ -		\$ -	107	\$ 107		\$ -	123	\$ 123		\$ 11
Expenses Total				\$ -		\$ -	2,245	\$ 2,245		\$ -	2,588	\$ 2,588		\$ 233
SUBCONTRACTORS - Albion														
		Rate	Units	Charge	Units	Charge	Units	Charge	Units	Charge	Units	Charge	Units	Charge
Blount, NA Consult	hourly rate	\$ 130.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	16.00	\$ 2,080
Farquhar, PI	hourly rate	\$ 96.20	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	16.00	\$ 1,539
Paolo, PI	hourly rate	\$ 96.20	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Brady, Field Director	hourly rate	\$ 78.71	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
D'Orto, GIS	hourly rate	\$ 64.13	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Ellison, Archaeologist	hourly rate	\$ 58.30	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Rankin, Technician	hourly rate	\$ 49.56	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
N.A. Monitor	hourly rate	\$ 56.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Convisser, Admin	hourly rate	\$ 65.59	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Truck/Badhoe	enter rate/units or lum	\$ 90.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Chronometrics	enter rate/units or lum	\$ 600.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Fuel	enter rate/units or lum	\$ 1.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Mileage	enter rate/units or lum	\$ 0.56	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Lodging	enter rate/units or lum	\$ 85.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Pardium	enter rate/units or lum	\$ 45.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
Subcontractor Fee Subtotal				\$ -		\$ -	-	\$ -		\$ -	-	\$ -	32.00	\$ 3,619
Markup		0%		\$ -		\$ -	-	\$ -		\$ -	-	\$ -	-	\$ -
Subcontractor Fee Total				\$ -		\$ -	-	\$ -		\$ -	-	\$ -	-	\$ 3,619
Project Phase Totals				\$ 2,541		\$ -	24,466	\$ 24,466		\$ -	10,326	\$ 10,326		\$ 7,966

TOTAL PROJECT	Charges
SWCA Labor Total	\$ 36,614
Expenses Total	\$ 5,066
Subcontractors Total	\$ 3,619
Total Project	\$ 45,299
Tax Total	\$ -
Total Including Taxes	\$ 45,299

Table 8. Optional Tasks Cost Estimate

DANA LUO Amendment and CUP EIR			SWCA ENVIRONMENTAL CONSULTANTS												
OPTIONAL TASKS			Task 01		Task 02		Task 03		Task 04		Task 05		Task 06		
Project Start (est): 12/1/2012			CEQA Findings		Opt A - Site Recording		Opt B - Add'l Phase I		Opt C - Geotech Assessment		Opt D - Arch Evaluation		Final Cultural Resources Rpt		
Project End (est): 12/1/2013															
LABOR															
Project Role	Name	Rate	Hours	Charge	Hours	Charge	Hours	Charge	Hours	Charge	Hours	Charge	Hours	Charge	
Project Director	Bill Henry	\$ 158.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Project Manager	Shawna Scott	\$ 121.00	4.00	\$ 484	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Environmental Spec.	Emily Creel	\$ 89.00	42.00	\$ 3,738	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Biologist	Travis Belt	\$ 100.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
GIS/Mapping	Adriana Neal	\$ 100.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Technical Editor	Jaimie Jones	\$ 79.00	4.00	\$ 316	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Administrative	Stephanie Spencer	\$ 58.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Labor Subtotal			50.00	\$ 4,538	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Labor Total			50.00	\$ 4,538.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
EXPENSES															
Description	Unit	Rate	# Units	Charge	# Units	Charge	# Units	Charge	# Units	Charge	# Units	Charge	# Units	Charge	
Copies (B&W)	per page	\$ 0.10	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Copies (Color)	per page	\$ 1.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Mileage	per copy	\$ 0.56	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Draft EIR Hard Copy	per copy	\$ 70.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Final EIR Hard Copy	per copy	\$ 80.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Appendix	per copy	\$ 15.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
CDs	per copy	\$ 5.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Truck/Backhoe	lump sum	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Chronometrics	lump sum	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Fuel	lump sum	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Expenses Subtotal				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Markup			5%												
Expenses Total				\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
SUBCONTRACTORS															
	Rate	Units	Charge	Units	Charge	Units	Charge	Units	Charge	Units	Charge	Units	Charge	Units	Charge
Blount, NA Consult	hourly rate	\$ 130.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Farquhar, PI	hourly rate	\$ 96.20	-	\$ -	20.00	\$ 1,924	24.00	\$ 2,309	8.00	\$ 770	40.00	\$ 3,848	40.00	\$ 3,848	
Peelo, PI	hourly rate	\$ 96.20	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Brady, Field Director	hourly rate	\$ 78.71	-	\$ -	20.00	\$ 1,574	24.00	\$ 1,889	-	\$ -	32.00	\$ 2,519	-	\$ -	
D'Oro, GIS	hourly rate	\$ 64.13	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	2.00	\$ 128	
Ellison, Archaeologist	hourly rate	\$ 58.30	-	\$ -	20.00	\$ 1,166	24.00	\$ 1,399	-	\$ -	112.00	\$ 6,530	8.00	\$ 466	
Rankin, Technician	hourly rate	\$ 49.56	-	\$ -	-	\$ -	24.00	\$ 1,189	-	\$ -	32.00	\$ 1,586	-	\$ -	
N.A. Monitor	hourly rate	\$ 56.00	-	\$ -	12.00	\$ 672	16.00	\$ 896	-	\$ -	24.00	\$ 1,344	-	\$ -	
Convisser, Admin	hourly rate	\$ 65.59	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	3.00	\$ 197	
Lodging	enter rate/units or lump	\$ 85.00	-	\$ -	12.00	\$ 1,020	12.00	\$ 1,020	-	\$ -	16.00	\$ 1,360	-	\$ -	
Perdiem	enter rate/units or lump	\$ 45.00	-	\$ -	12.00	\$ 540	12.00	\$ 540	-	\$ -	16.00	\$ 720	-	\$ -	
Truck/Backhoe	enter rate/units or lump	\$ 90.00	-	\$ -	4.00	\$ 360	4.00	\$ 360	8.00	\$ 720	5.00	\$ 450	-	\$ -	
Chronometrics	enter rate/units or lump	\$ 600.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -	1.00	\$ 600	-	\$ -	
Fuel	enter rate/units or lump	\$ 1.00	-	\$ -	400.00	\$ 400	400.00	\$ 400	-	\$ -	-	\$ -	-	\$ -	
	enter rate/units or lump	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
Subcontractor Fee Subtotal				\$ -	500.00	\$ 7,656	540.00	\$ 10,002	16.00	\$ 1,490	278.00	\$ 18,956	53.00	\$ 4,639	
Markup			0%												
Subcontractor Fee Total				\$ -	\$ 7,656		\$ 10,002		\$ 1,490		\$ 18,956		\$ 4,639		
Project Phase Totals				\$ 4,538		\$ 7,656		\$ 10,002		\$ 1,490		\$ 18,956		\$ 4,639	

TOTAL THIS PHASE	
	Charges
SWCA Labor Total	4,538
Expenses Total	-
Subcontractors Total	42,744
Total Phase	\$ 47,282
Tax Total	-
Total Including Taxes	\$ 47,282

Enter Tax Rate
0.00%
Tax
\$ -
Total with Tax
\$ 4,538

Enter Tax Rate
0.00%
Tax
\$ -
Total with Tax
\$ 7,656

Enter Tax Rate
0.00%
Tax
\$ -
Total with Tax
\$ 10,002

Enter Tax Rate
0.00%
Tax
\$ -
Total with Tax
\$ 1,490

Enter Tax Rate
0.00%
Tax
\$ -
Total with Tax
\$ 18,956

Enter Tax Rate
0.00%
Tax
\$ -
Total with Tax
\$ 4,639

SECTION 6. OBJECTIVITY

SWCA's Office Director, Bill Henry, and Project Manager, Ms. Scott, certify that the analysis and preparation of the DANA LUO Amendment and CUP EIR will consist of a completely independent, objective, and unbiased effort and will result in a product of the same high degree of objectivity. SWCA will ensure that its employees and subconsultant will adhere to the above principles and will replace any of the project team should it become apparent at any point in the process that they are not capable of completing an unbiased or neutral analysis. Over the past 28 years, SWCA San Luis Obispo's objectivity has never been called into question and Mr. Henry and Ms. Scott consider conducting the environmental review in any other manner completely unacceptable.

SECTION 7. PROPOSAL TERMS AND CONDITIONS

A. ACKNOWLEDGEMENT OF CONTRACT PROVISIONS

SWCA has reviewed the indemnification and insurance provisions required by the County and included in the RFP. A sample insurance certificate is included as Attachment B. SWCA recognizes that provisions that will be outlined in the contract are non-negotiable.

B. STATEMENT OF OFFER AND SIGNATURES

Mr. Henry, SWCA San Luis Obispo's Office Director, provides the following signature so as to bind the offer set-forth in this proposal for a period of 90 days. SWCA also agrees that all work associated with the tasks outlined in this proposal will be performed at a not-to-exceed price.



Bill Henry, AICP, Office and Project Director

December 14, 2012

Date

Mr. Henry and Cara Corsetti, Principal, are authorized to sign the contract that may result from this offer, binding SWCA to services with the County.