

Attachment B

EXHIBIT LRP2011-00001: A

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 22 OF THE SAN LUIS OBISPO COUNTY CODE,  
THE LAND USE ORDINANCE, SECTION 22.112.030B AND SECTION 22.112.080G RELATIVE  
TO THE DANA ADOBE

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

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

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

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

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

**1. Limitation on use.**

- a. Prior to completion of ~~a future Southland Street interchange~~ emergency access accessible by the Dana Adobe properties and/or the creation of a “safe refuge”, access and egress for emergency responders, visitors, and occupants, land uses shall be limited to those identified as allowable, permitted, or conditional in the Residential Suburban land use category by Section 22.06.030, except for nursing and personal care, and residential care.
- b. After completion of ~~an Southland Street interchange~~ emergency access accessible to the Dana Adobe properties and/or a “safe refuge”, access and egress for emergency responders, visitors, and occupants, all land uses that are identified by Section 22.06.030 as allowable, permitted, or conditional in the Recreation land use category may be authorized in compliance with the land use permit requirements of that Section.

2. **Permit requirement.** The initial development of any non-agricultural or non-residential uses ~~shall comply with the Site Master Plan on file with the Department 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. Future structures or uses not approved as part of the initial Conditional Use Permit shall comply with the requirements of Section 22.06.030 (Table 2-2) and Section 22.30 (Standards for Specific Land Uses) of the Land Use Ordinance.
  
3. **Subdivision requirement.** All new subdivisions on the site of the Dana adobe shall be clustered in compliance with Chapter 22.22. An area shall be located around the Dana adobe site, to be offered for dedication to the County, another agency, or appropriate caretaker organization for maintenance and improvements. Funding shall be provided to contribute to the improvement of the adobe and its site in an amount to be determined through the subdivision review process. The residential lots shall be located a compatible distance from the adobe. The architecture of structures within the subdivision shall be compatible with the adobe, through the use of deed covenants, conditions and restrictions (CC&Rs).
  
4. **Development requirements.** Special consideration shall be given to ensuring that future discretionary land use projects provide a balanced approach to protection and respect of prehistoric and historic resources, an emphasis on the multi-cultural history of the site, and the desire to provide a community resource for current and future generations. Future development proposals shall also include measures to address the following issues as appropriate:
  - a. Siting and architecture of both residential and nonresidential uses shall be visually compatible with the Dana Adobe ~~and located to minimize their appearance from the adobe.~~ Physical linkage with the adobe site shall be designed that encourages pedestrian travel and interpretation of the site's resources. Landscaping ~~shall be utilized~~ should be used to buffer views between the adobe and ~~development sites~~ support buildings and project infrastructure such as parking lots. Should the nonprofit organization, the Dana Adobe Nipomo Amigos, cease to exist, An area shall be located around the Dana adobe site, the 30 acre site (Figure 112-57) should ~~to~~ be offered for dedication to the County, another ~~nonprofit~~ 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.~~
  
  - b. Air Quality
    - (1) The proposed project shall include measures to reduce construction-related air emissions, operational air emissions, and greenhouse gas emissions based on the current air quality model approved by the County of San Luis Obispo Air Pollution Control District (APCD), such as CalEEMod and guidance provided in the APCD's CEQA Handbook.
  
  - c. Biological Resources

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

SECTION 3. Based on the findings attached hereto as Exhibit LRP2011-00001:C and incorporated herein as if set forth in full, the Board of Supervisors hereby certifies that the FEIR has been prepared and completed in compliance with the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. that the Board of Supervisors reviewed and considered the information contained in the FEIR and the information submitted prior to and during public hearings on the project prior to approving the amendments and that the FEIR reflects the lead agency's independent judgement and analysis.

SECTION 4. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 5: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

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Chairman of the Board of Supervisors,  
County of San Luis Obispo,  
State of California

ATTEST:

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County Clerk and Ex-Officio Clerk  
of the Board of Supervisors  
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED  
AS TO FORM AND CODIFICATION:

RITA L. NEAL  
County Counsel

By: \_\_\_\_\_  
Deputy County Counsel

Dated: \_\_\_\_\_