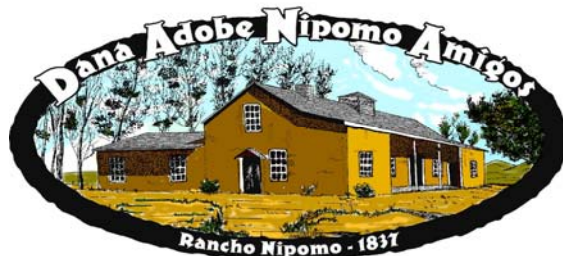


Designated by the
National Trust for
Historic Preservation
As an official Project of



671 South Oakglen Avenue, Nipomo, CA 93444
Re-building Rancho Nipomo's heritage one brick at a time



California's
Historical Landmark Number 1033



DANA

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77-0513007

June 2, 2011

To Whom It May Concern:

RE: Request for Proposal #SOTR2011-103 - Stories of the Rancho: Ecology, Culture, Stewardship Project - Phase I Cultural Resource Survey

The Dana Adobe Amigos is interested in having a Phase I Cultural Resource Survey performed for the property known as Assessor Parcel Numbers (APN) 097-171-011 and -036.

Attached for your review are the following documents: (a) background information, (b) a proposed scope of work, (c) background documents, (d) Figure 1 - a site plan for the Stories of the Rancho Project, and (e) Figure 2 - APN Page 090-171. If you believe other tasks should be assessed after reviewing the enclosed information please include these in your proposal.

If you are interested in submitting a proposal for this project please submit a letter by **4:30 pm on July 1, 2011** which includes the following information:

- ❖ A brief description of the work that would be performed for each task and the person that would be responsible for performing each task.
- ❖ Consultant's cost to perform each task and a total cost for completing the project.
- ❖ A schedule indicating a start date for the project and an expected date of project completion.
- ❖ A brief description of the consultant's knowledge or experience performing cultural survey work in Nipomo and/or for "rancho era" or "mission period" projects".

Please submit your proposals to Marina Washburn, Dana Adobe Nipomo Amigos, 671 South Oakglen Avenue, Nipomo, CA 93444 or via e-mail to: marina@danaadobe.org. If you have questions please contact me at (805) 528-7868.

Sincerely,

Jan Di Leo,
Assistant Project Manager
Stories of the Adobe
Dana Adobe Nipomo Amigos

Attachment 1

STORIES OF THE RANCHO: ECOLOGY, CULTURE, STEWARDSHIP BACKGROUND

DANA Adobe Nipomo Amigos (DANA), a nonprofit 501(c) 3 organization, secured grant funds to design, permit, and construct the Stories of the Rancho Project (see Figure 1). 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 of protected land, the project provides public interpretation of the site's unique geological, paleontological, prehistoric, historical and botanical resources, and draws on the established cultural and nature educational programs developed by DANA. See Table 1 for the acreage and parcels involved in the Stories of the Rancho project.

The Stories of the Rancho Project calls for the construction of: a visitor center, an office and curation building; a nature education classroom; interpretive nature trails system; Native American (Chumash) interpretive features; native habitat interpretation and restoration area; and support amenities on APN 090-171-036. Other items may be included in the project's design as a result of public or Team input. These other components may be part of a future phase but would still be depicted on the project's preliminary plans. Other potential project components may include items such as an amphitheater, an observation tower, a solarium, and a caretaker's unit. Proposed infrastructure would include items such as a restroom and shower building, parking spaces (required and overflow), a bus drop-off area, access drives, trash enclosure(s), landscaping and irrigation, retaining walls, fencing, wastewater facility, water service/connections, utility connections, drainage/erosion control, walkways, solar powered lighting, and emergency access connecting South Oakglen Avenue to Thompson Avenue.

If secondary access is required it is likely that a road/trail system and a crossing over Nipomo Creek will be constructed on portions of the 129 acre site. Although the project's site plan (Figure 1) shows a potential access route as well as a location for a crossing over Nipomo Creek at this point the exact location of secondary access and/or a creek crossing is not known. As a result, the project's Phase I Survey will need to be conducted over APN 090-171-011 and -036 in their entirety. In terms of future uses of APN 090-171-030, -031, and -032, the 100 acres will largely incorporate restoration, agricultural/open space uses, and secondary access and a trail system. The trail system on the 100 acres would likely include interpretation.

Existing development onsite includes the historic DANA Adobe, a dirt driveway serving the adobe, and an unpaved parking area for adobe visitors. These facilities are located on APN 090-171-011. Very little new development is proposed in close proximity to the DANA Adobe. The DANA Adobe is a California State Historical Landmark. It is also

listed on the National Register of Historical Places and DANA is in the process of applying for National Landmark Status.

Stories of the Rancho would be located in the unincorporated community of Nipomo, just east of Highway 101. The project is located at 671 South Oakglen Avenue in Nipomo, California on Assessor Parcel Numbers 090-171-011, -030, -031, -032, and -036. Most of the project’s development would occur on APN 090-171-036. See Figure 1 for the project’s concept plan and Figure 2 for the project’s Assessor Parcel information.

As noted in the Background Document section of this RFP, various cultural resource studies have been done for the project area. Previous studies have focused on the Adobe site (APN 090-171-011) and the property owned by the County (APNs 090-171-, -030, -031, -032). The requested survey under this RFP would focus on APN 090-171-011 and -036. See the Background Document Section of this RFP for more information.

Table 1 Property 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 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	This is where the majority of development is proposed for the Stories of the Rancho Project.
<i>Total Acreage</i>	<i>129</i>			

Attachment 2 WORKSCOPE

The intent of this project is to conduct a Phase I Cultural Resource Survey on APN 090-171-011 and -036 (see Figure 2), identify cultural resources onsite (e.g., archaeological, paleontological, prehistoric, and historical resources), and prepare a report that can be used as part of the project's CEQA document. The project's analysis should establish a baseline for cultural resource sensitivity within the project area, and include a Phase I Surface Survey and records search.

- Tasks 1:** Conduct a Phase I Cultural Resource Survey of APN 090-171-011 and -036 to determine archaeological, paleontological, prehistoric, and historical resources onsite and potential cultural resource impacts resulting from project construction.
- Task 2:** Review relevant Federal, State, and local agency cultural resource data base and consult with relevant agencies as appropriate.
- Task 3:** Identify and document cultural and other related resources within the proposed project area.
- Task 4:** Develop a map showing the location of resources identified in Task 3.
- Task 5:** Prepare a draft report for SLO County and DANA's review
- A. The Draft Report shall identify and describe:
1. The work performed onsite
 2. The project area's cultural resources and their setting.
 3. Potentially significant cultural resource impacts.
 4. Significant cultural resource impacts within the project area.
 5. Short-term and long-term impacts to cultural resources.
 6. Long-term cumulative impacts which could result from the proposed project.
 7. Feasible mitigation measures which could be included in the project to protect or significantly reduce potential adverse cultural resource impacts. Mitigation measures should be described in detail and should be specific to the project. Two types of mitigation measures should be recommended: measures addressing impacts related to the primary impacts; and measures addressing impacts related to the secondary impacts associated with the proposed project.
- Task 6: Draft & Final Cultural Resource Report**
- Subtask A: Draft Report.* Submit the Draft Report to SLO County Planning and DANA for review and comment. The consultant shall provide one (1) hard copy and one (1) electronic copy of the Draft Report to SLO County Planning & Building Department, and one (1) hard copy to DANA. See the General

Format for Studies/Report Attachment for an example of report components.

Subtask B: *Final Report.* Once final comments are received from the SLO County Planning Department, the consultant shall prepare a final report for distribution to SLO County Planning and DANA. The consultant shall provide one (1) hard copy and one (1) electronic copy of the Final Report to SLO County Planning & Building Department and DANA. Electronic copies should be in a pdf format unless specified otherwise.

Task 7: Include, at a minimum, five meetings with SLO County staff, project consultants, and/or DANA. Assume each meeting will be two hours in duration. During the design process DANA may request that the Consultant provide input and recommendations.

Attachment 3 BACKGROUND DOCUMENTS

Below is a list of documents available for review at the DANA Adobe by appointment:

1. 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.*
2. McWater-Bjorkman, Beth, *Ground Penetrating Radar Survey at the DANA Adobe, Nipomo, CA. 2006*
3. 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.*
4. Price, Berry, *Archaeological Survey Nipomo Creek Pipeline Remediation Project, Applied EarthWorks Inc., March 2011.*

Attachment 4
GENERAL FORMAT FOR STUDIES/REPORTS

- I. Executive Summary
- II. Introduction
 - A. Description of Project
 - B. Regulatory Setting (Brief summary of federal, state and local laws and regulations governing the management of the resource/item being discussed).
 - C. Purpose of Report
- III. Project Setting
- IV. Methodology Used
 - A. Pre-Report Investigations
 - B. Field Survey
- V. Results & Recommendations
 - A. Summary Table
 - B. Discussion of Results/Impacts (quantify **do not** qualify impacts)
 - C. Avoidance, minimization, compensation measures
 - D. Mitigation recommended
- VI. References Cited
- VII. Personal Communications Cited
- VIII. Appendices
 - A. Project Maps
 - B. Data
 - C. Forms