



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING**

Trevor Keith, *Department Director*

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**NOTICE OF AVAILABILITY**

**DRAFT ENVIRONMENTAL IMPACT REPORT**

**WHO:** County of San Luis Obispo Department of Planning and Building

**WHAT:** A Draft Environmental Impact Report (DEIR) for the *Dana Reserve Specific Plan (PLN-1118, SUB2020-00047, LRP2020-00007, ED21-094)* is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the adoption of the Dana Reserve Specific Plan (DRSP), including adoption of the Specific Plan, Conditional Use Permit for Oak Tree Removal and Grading/Impervious Surfaces, Vesting Tentative Tract Map (VTTM) 3159, Development Agreement, annexation into the Nipomo Community Services District's (NCS D) service area for provision of water and wastewater services, and a County-initiated General Plan Amendment to change the land use categories within the Specific Plan Area and reflect the proposed incorporation of the Specific Plan Area into the Nipomo Urban Reserve Line (URL). The *Dana Reserve Specific Plan* is a primarily residential project with a majority of the Specific Plan Area designated for residential uses, which would accommodate up to 1,289 single- and multi-family residential units. The DRSP would also allow for the future phased development of village and flex commercial uses (including a hotel, educational/training facilities, and retail/light industrial uses), open space, trails, and a public neighborhood park within the Specific Plan Area. State Clearinghouse #2021060558.

The Specific Plan Area is within the Residential Rural land use category on three adjoining parcels totaling approximately 288 acres, including Assessor's Parcel Numbers (APNs) 091-301-030, 091-301-031, and 091-301-073, and is adjacent to the northern boundary of the Nipomo Urban Reserve Line and NCS D service area. The project site evaluated in the EIR also includes offsite water, wastewater, and transportation improvement areas located within the vicinity of the Specific Plan Area.

**WHERE:** The DEIR is available for review or downloading on the Planning Department's web site at: <https://www.slocounty.ca.gov/Departments/Planning-Building/Grid-Items/Community-Engagement/Active-Planning-Projects/Dana-Reserve-Specific-Plan.aspx>. Copies of the DEIR, and all documents referenced in the DEIR, are also available for review at the County Department of Planning & Building, 976 Osos St., Rm 300, San Luis Obispo. Due to COVID-19 restrictions, it is recommended that you

contact the project manager (contact information below) to arrange for an appointment. A copy of the DEIR is also available for review at the Nipomo Library (see [SLOLIBRARY.org](http://SLOLIBRARY.org) for hours and COVID-19 requirements).

### **HOW TO COMMENT OR GET MORE INFORMATION:**

Anyone interested in commenting on the DEIR should email your comments or questions to: [jGuetschow@co.slo.ca.us](mailto:jGuetschow@co.slo.ca.us) or submit a written statement directed to Jennifer Guetschow of the San Luis Obispo County Department of Planning and Building at 976 Osos St., Rm 300, San Luis Obispo, CA 93408. Comments must be received between **June 16, 2022** and **August 1, 2022**.

If you need more information about this project, please contact Jennifer Guetschow at (805) 788-2352.

### **ENVIRONMENTAL IMPACTS:**

The EIR focuses on the following issues: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

Per CEQA Section 15087(c)(6), based on a search of the California Department of Toxic Substance Control's EnviroStor database, the State Water Resources Control Board's GeoTracker database, and CalEPA's Cortese List website, there is one open cleanup program site located within the offsite water system improvement area near the Tefft and Carrillo Streets intersection.  
<<https://geotracker.waterboards.ca.gov/>>.

### **PUBLIC STUDY SESSION**

The project will be presented at a public study session before the San Luis Obispo County Planning Commission on July 14, 2022, beginning at 9:00 a.m. Planning Commission meetings are currently being held virtually. For information on how to attend virtually (via Zoom platform), refer to the agenda on the Planning Commission Meetings website: <https://www.slocounty.ca.gov/Departments/Planning-Building/Grid-Items/Meetings,-Hearings,-Agendas,-and-Minutes/Planning-Commission-Meetings.aspx>. **This date is potentially subject to change.**

The project is also planned to be presented at a public study session before the San Luis Obispo County Local Agency Formation Commission (LAFCO) on July 21<sup>st</sup>, beginning at 9:00 a.m. LAFCO meetings may be held virtually. For information on how to attend the LAFCO study session, refer to the agenda on the LAFCO meetings website: <https://www.slolafco.com/commission-meetings>. **This date is potentially subject to change.**

DATED: June 16<sup>th</sup>, 2022  
Jennifer Guetschow  
Supervising Planner