Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021060558

Project Title: Dana Reserve Specific Plan

Lead Agency: County of San Luis Obispo

Contact Name: Jennifer Guetschow, Supervising Planner

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Project Location: community of Nipomo (*City*) San Luis Obispo County (*County*)

Project Decription (Proposed actions, location, and/or consequences).

Proposed Actions: Specific Plan, Conditional Use Permit, Vesting Tentative Tract Map, Development Agreement, Annexation, and County-initiated General Plan Amendment.

Location: The project site is located within the southwestern portion of unincorporated San Luis Obispo County, California, approximately 7 miles east of the Pacific Ocean and 7 miles southeast of the city of Arroyo Grande and is adjacent to the northern boundary of the Nipomo Urban Reserve Line.

Project Description: Dana Reserve, LLC and NKT Development, LLC (applicant) requests adoption of the Dana Reserve Specific Plan (DRSP) by the County of San Luis Obispo to allow for the phased development of a master planned community known as the Dana Reserve. The DRSP 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 allow for the future phased development of residential uses, 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 approximately 288-acre Specific Plan Area. The project also includes off-site water, wastewater, and transportation improvements.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AES: Mitigation has been included to provide natural vegetated screening and tree replanting. Impacts would be reduced to less than significant.
AG: Mitigation has been included to reduce dust emissions. Impacts would be reduced to less than significant.
AQ: Mitigation would reduce construction-related emissions. Operational emissions would still have a significant impact.
BIO: With mitigation, significant impacts related to native habitat loss and sensitive species would still occur.
CR/TCR: Mitigation for avoidance/data recovery has been included and would reduce impacts to less than significant.
Energy: Mitigation has been included to reduce energy consumption and would reduce impacts to less than significant.
GEO: Mitigation consistent with the geotechnical report would reduce impacts to less than significant.
GHG: Mitigation would reduce GHG emissions but the project would still conflict with GHG-reduction measures.
HAZ: Standard mitigation has been included and would reduce impacts to less than significant.
HYD: Standard mitigation has been included and would reduce impacts to less than significant.
LU/P: The project would be inconsistent with several County policies. Residual impacts would be significant.
Noise: Mitigation has been included and would reduce impacts to less than significant.
Pop/Housing: The project would induce unplanned population growth. Residual impacts would be significant.
PS: Mitigation requiring dedication of land for a fire station would reduce impacts to less than significant.
Rec: Mitigation has been included and would reduce impacts to less than significant.
Trans: The project would generate VMT above regional thresholds. Residual impacts would be significant.
USS: Mitigation has been included to guarantee adequate water supply to reduce impacts to less than significant.
WF: Mitigation for emergency response and fuel management would reduce impacts to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy raised by public agencies, public organizations, and individual members of the public primarily included concerns regarding neighborhood compatibility, including the density of the proposed project, light pollution, and safety; the sustainability of the potable water supply in the project region; an increase in traffic congestion and associated traffic-related noise; loss of oak woodlands and sensitive biological resources; and development within an area prone to wildfire risk.

Provide a list of the responsible or trustee agencies for the project.

Responsible and trustee agencies may include, but are not limited to:

- Nipomo Community Services District
- San Luis Obispo Local Agency Formation Commission
- California Department of Fish and Wildlife
- San Luis Obispo County Air Pollution Control District (SLOAPCD)