

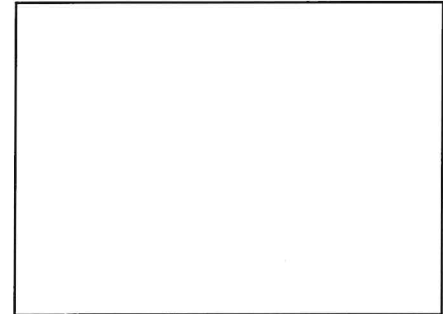


COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

TO: COUNTY CLERK
COUNTY OF SAN LUIS OBISPO
1055 MONTEREY STREET, STE D120
SAN LUIS OBISPO, CA 93408

OFFICE OF PLANNING & RESEARCH
P.O. BOX 3044
SACRAMENTO, CA 95812-3044

FROM: AIRLIN SINGEWALD
ENVIRONMENTAL COORDINATOR
COUNTY PLANNING & BUILDING DEPT.
976 OSOS STREET, ROOM 200
SAN LUIS OBISPO, CA 93408



(County Clerk Use – Received file date stamp)

**SUBJECT: FILING OF NOTICE OF DETERMINATION IN
COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC
RESOURCES CODE**

PROJECT TITLE: DANA RESERVE SPECIFIC PLAN

STATE CLEARINGHOUSE NUMBER: SCH#2021060558

LEAD AGENCY: COUNTY OF SAN LUIS OBISPO
COUNTY PLANNING & BUILDING DEPARTMENT
976 OSOS STREET, ROOM 200
SAN LUIS OBISPO, CA 93408-2040

LEAD AGENCY CONTACT: Airlin Singewald (asingewald@co.slo.ca.us) **TELEPHONE:**
(805)781-5198

APPLICANT NAME/CONTACT INFO: Dana Reserve LLC / NKT Development LLC
Project Representative: Nick Thompkins
648 S. Higuera, Suite B
San Luis Obispo, CA 93401
Nick@nktcommercial.com

Applicant's Agent: Victor Montgomery, Principal
RRM Design Group
3765 S. Higuera, Suite 102
San Luis Obispo, CA 93401
VMontgomery@rrmdesign.com
(805) 543-1794



PROJECT LOCATION: APN 091-301-073, Nipomo, San Luis Obispo County, California

PROJECT DESCRIPTION: The project includes a request by Dana Reserve, LLC and NKT Development, LLC (Applicant) for the adoption of 1) the Dana Reserve Specific Plan (DRSP); 2) a Vesting Tentative Tract Map (Tract 3159); and 3) a Conditional Use Permit for Oak Tree Removal and Grading/Impervious Surfaces. The DRSP would allow for the phased development of a 288-acre master-planned community with up to 1,370 residential units, 110,000-203,000 square feet (floor area) of commercial and non-residential (Visitor Serving/Hotel, Education) uses, a minimum of 55.6 acres of open space and 6.3 acres of recreation, and related circulation and infrastructure. The project also includes 1) a proposed County-initiated General Plan and Ordinance Amendment to change the land use categories within the specific plan area and to incorporate the property into the Nipomo Urban Reserve Line (URL), and to ensure the General Plan and Land Use Ordinance are consistent with the DRSP; and 2) a request to adopt an ordinance approving a Development Agreement; and 3) an ordinance amending the Growth Management Ordinance to establish growth rate limits for the Dana Reserve Specific Plan Area consistent with the phasing plan identified in the DRSP. The project would require annexation into the Nipomo Community Services District service area to facilitate the provision of water and wastewater services to the project.

ACTION BY THE BOARD OF SUPERVISORS :

On April 24, 2024, the Board of Supervisors certified the Final Environmental Impact Report for the Dana Reserve Specific Plan Project LRP2020-00007 / TR 3159 / SUB2020-00047.

This is to advise that the Board of Supervisors of the County of San Luis Obispo as Lead Agency has, on April 24, 2024, approved the above-described project and has made the following determination regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project and a mitigation reporting and monitoring plan was adopted for this project.
4. A Statement of Overriding Considerations was adopted for this project.



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5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Impact Report (with comments and responses) and record of project approval is available to the General Public and may be examined at:

County Planning & Building Department
976 Osos St., Rm 200
San Luis Obispo, CA 93408-2040

Signature (Public Agency) Airlin Singewald Title: Environmental Coordinator

A handwritten signature in blue ink, appearing to read "A. Singewald", written over a horizontal line.

Date: April 26, 2024

Date received for filing at OPR: April 26, 2024