

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: San Luis Obispo
Address: 1055 Monterey Street, Suite D120
San Luis Obispo, CA 93408

From:

Public Agency: Nipomo Community Services District
Address: 148 South Wilson Street
Nipomo, CA 93444-0326
Contact: Ray Dienzo, P.E. (General Manager)
Phone: 805-929-1133

Lead Agency (if different from above):
County of San Luis Obispo
Address: 976 Osos Street, Room 200
San Luis Obispo, CA 93408-2040
Contact: Airlin Singewald (Environmental Coordinator)
Phone: 805-781-5198

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH# 2021060558

Project Title: Dana Reserve - Approval of Negotiated Tax Exchange, Annexation Agreement, and Local Agency Formation Commission Plan for Services

Project Applicant: Dana Reserve LLC; NKT Development LLC

Project Location (include county): APN 091-301-030; -031; -073, Nipomo, San Luis Obispo County, California

Project Description:

See attachment.

This is to advise that the Nipomo Community Services District has approved the above (Lead Agency or Responsible Agency)

described project on August 28, 2024 and has made the following determinations 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.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency): Raymond Diez Title: General Manager of NCS D

Date: 8/29/2024 Date Received for filing at OPR: 8/29/2024

Nipomo Community Services District

Dana Reserve Specific Plan – Approval of Negotiated Tax Exchange, Annexation Agreement, and Local Agency Formation Commission Plan for Services

Attachment to Notice of Determination

Project Description:

On April 24, 2024, the Board of Supervisors for the lead agency County of San Luis Obispo certified the Final Environmental Impact Report for the Dana Reserve Specific Plan Project (SCH# 2021060558). The Dana Reserve Specific Pan Project 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 1 (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 Notice of Determination for the associated approvals was posted on April 26, 2024. The Notice of Determination posted April 26, 2024 further noted that “[t]he project would require annexation into the Nipomo Community Services District service area to facilitate the provision of water and wastewater services to the project.”

The project that is the subject of this Notice of Determination is comprised of the subsequent approvals dated August 28, 2024 by the responsible agency Nipomo Community Services District (NCSD) relating to the Dana Reserve Specific Plan Project. On August 28, 2024, the NCSD made various subsequent approvals relating to the proposed annexation of the Dana Reserve Specific Plan Project into the service area of the NCSD. These subsequent approvals included the adoption of resolutions to (1) to approve an exchange of property tax revenue and annual tax increment between the County of San Luis Obispo and the NCSD; and (2) to approve the Annexation Agreement with NKT Development, LLC; and approving the Local Agency Formation Commission plan for services, directing the General Manager to file the plan for services with the Local Agency Formation Commission, making the required findings pursuant to CEQA Guidelines Section 15091 for a responsible agency.