

Notice of Determination

To: ✓ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

✓ County Clerk
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

From: San Luis Obispo LAFCO
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San Luis Obispo, CA 93401
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Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Project Title: LAFCO File No. 4-R-22 | Annexation No. 30 to Nipomo Community Services District (Dana Reserve Specific Plan)

San Luis Obispo Local Agency Formation Commission
Responsible Agency

805-781-5795

Phone Number

Project Location: APN 091-301-073, 091-301-031, and 091-301-029, Nipomo, San Luis Obispo County, CA

Project Description: The San Luis Obispo County Board of Supervisors approved the Dana Reserve Specific Plan (DRSP) on April 23, 2024, which included approval of the 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, as approved, also included 1) a proposed County-initiated General Plan and Ordinance Amendment; 2) 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. The DRSP requested annexation into the Nipomo Community Services District (NCS D), which is subject to review and approval of the San Luis Obispo Local Agency Formation Commission (LAFCO). Annexation into NCS D is necessary for the provision of water, wastewater, and solid waste service. LAFCO is a Responsible Agency under CEQA.

This is to advise that the San Luis Obispo Local Agency Formation Commission, as Responsible Agency, has approved the annexation for the above-described project on November 14, 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 conditions of the approval of the project, by the Lead Agency.
4. A mitigation reporting or monitoring plan **was** adopted for the project.
5. A statement of Overriding Considerations **was** adopted for this project.
6. Findings **were** required pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Impact Report (EIR) and record of project approval is available to the General Public at: LAFCO 1042 Pacific, Suite A San Luis Obispo, CA 93401.


Rob Fitzroy

Executive Officer

Title


Date