

# Planning Commission Study Session September 28, 2023



**Dana Reserve Specific Plan Project**

**LRP2020-00007; SUB2020-00047**

# County Team

- Emily Creel – Project Manager and EIR Consultant
- Ben Dore – County Counsel
- David Grim – Public Works
- Airlin Singewald – Planning and Building Lead



# Agency Representatives

- Nipomo Community Services District – Ray Dienzo and Mario Iglesias
- Regional Transit Authority – Geoff Straw



# Purpose of Study Session

- Informs the Commission and public about the project
- Allows Commission to scope key issues and request additional information for October 23/24 hearing
- Not a public hearing – no Commission deliberation or action



# Format of Study Session

- Staff and Applicant Presentation
- Questions and Answers for Staff and Applicant
- Public Comment Period
- Commission to scope key issues and provide staff direction



# Requested Entitlements

- Specific Plan
- Vesting Tentative Tract Map
- Conditional Use Permit
- Development Agreement
- Final EIR
- Annexation Application
- County-initiated General Plan Amendment



# Timeline

- June 2020 – Application submitted
- October 2020 – Application accepted
- ***December 2020 – South County Advisory Council***
- ***January 2021 – Specific Plan Authorized***
- ***March 2021 – Community Workshop***



# Timeline

- June 2021 – EIR Notice of Preparation
- ***July 2021 – EIR Scoping Meeting***
- June 2022 – Draft EIR Notice of Availability
- ***July 2022 – Draft EIR PC Study Session***
- ***July 2023 – South County Advisory Council***





# Timeline

- August 2023 – Final EIR and Staff Report posted
- ***August 2023 – South County Advisory Council***
- ***August 2023 – Planning Commission***



# Senate Bill 330 - Background

- The Housing Crisis Act of 2019
- Streamlines eligible Housing Development Projects
- Project is an eligible Housing Development Project



# Senate Bill 330 – Protections

- Vesting rights related to fees and ordinances
- Limit of 5 hearings (does not apply to legislative actions)
- Denial must be based on written findings supported by preponderance of evidence:
  - a. A specific adverse impact on public health and safety; or
  - b. Significant and unavoidable environmental impacts



# General Plan Consistency

- The blueprint for all County land use decisions
- Seeks to balance the tension between development and environmental protection goals
- Is the project as a whole consistent with the General Plan as a whole?

## The General Plan

The vision for expansion and future development of the Nipomo URL

General Plan Amendment

Ensures consistency between General Plan and DRSP

Specific Plan

The land use regulations to implement the General Plan's vision

Vesting Tentative Tract Map

Authorizes the construction of backbone infrastructure and conveyance of large lots

Conditional Use Permit

Authorizes site disturbance and tree removal for backbone infrastructure

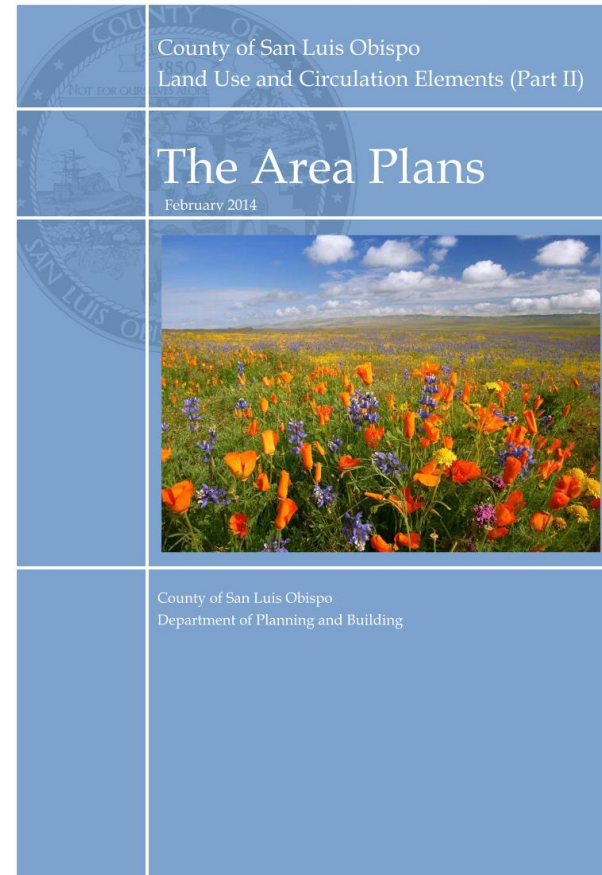
Final EIR

Analyzes, discloses, and mitigates the project's environmental impacts



# South County Area Plan

- Land Use and Circulation Element for South County
- Contains 3 concepts for expanded urban development around Nipomo URL with Specific Plan approval



# Cañada Ranch Specific Plan

- Land use goal and objective to expand the Nipomo URL to the north on the Cañada Ranch
- Allows for a mix of commercial and higher density residential uses

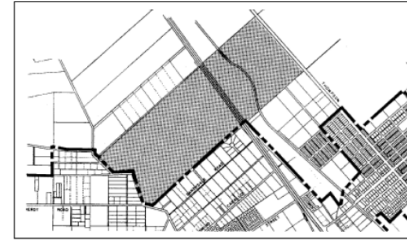


Figure 4-4: Specific Plan Area-Canada Ranch Property

The specific plan should determine the feasible extent of the job-generating uses as a first priority. Residential uses should be considered only in support of employment development. The property has a large oak woodland that should be evaluated for preservation as a long-term habitat. Due to its size, the site is also a potential location for a high school if feasible. A specific plan should be accompanied by market feasibility and fiscal impact studies and an environmental impact report to determine the logical extent and location of development.

#### Canada Ranch Objectives.

1. Service commercial and light industrial uses designed as business or office parks that have integrated site planning, architecture and landscaping;
2. Commercial retail uses to serve travelers at an interchange of Highway 101 and an extension of Willow Road, if the location is determined to occur on this property, as a gateway to the community and employees and users of the area;
3. Residential uses that are affordable to employees of the area, to be developed concurrently or in later phases upon the success of the non-residential uses.

Standards in Article 9 of the Land Use Ordinance require the preparation of specific plans, which have state-mandated content requirements, to identify the optimum types and intensity of these uses in association with residential areas on and off-site. Primary concerns for traffic impacts and transportation alternatives are reflected within the standards. The environmental impacts of the proposed specific plans will be evaluated during their preparation.

Prior to the adoption of any specific plans, any development of these larger holdings, such as the Canada Ranch property, may cluster the allowed density into smaller parcels to create neighborhoods within larger common open space areas. Suburban scale clustered developments can maintain a rural character by fitting each project into the landscape and minimizing its visibility from public collector and arterial roads and highways.

**Sheehy and Dana-Foothill Road Areas.** East of Highway 101, the Residential Rural area along Sheehy and Dana Foothill Roads will provide locations for rural home-sites and agricultural uses. The upper area is located on the slopes of the Temattate Ridge, which is recognized by the county Agriculture and Open Space Plan as a scenic resource. Development in this area should be located in the least visible portions of sites, not on the ridge tops. The Residential

Land Use  
Adopted February 2014

V.4-15

South County  
Content last updated: see Section 1.3, page V.1-2



# Housing Element

- Goal: Achieve an adequate supply of safe and decent housing that is affordable to all residents of the unincorporated county
- Roadmap to achieve the County's Regional Housing Needs Allocation

## 2020-2028 HOUSING ELEMENT

COUNTY OF SAN LUIS OBISPO  
GENERAL PLAN



Adopted November 17, 2020  
Board of Supervisors Resolution No.  
2020-262



# Housing Focus

Category	Unit Count	Neighborhood	RHNA Category	Verification
Very Low	52	NBD 10A and 10B	Yes	Deed restriction
Low	52	NBD 10A and 10B	Yes	Deed restriction
Moderate	192	NBD 1 and 2*	Yes	Development Agreement
Workforce	315	NBD 1, 2*, and 3	No	Development Agreement
Missing Middle	290	NBDs 4, 5, and 6	No	Specific Plan
Age Restricted	417	NBDs 7, 8, and 9	No	Development Agreement
<b>Total</b>	<b>1,318</b>			

\*Assumes NBD 2 consists of rental units. If NBD 2 consists of for-sale units, then 105 Moderate income units would be shifted to Workforce.





# DRSP Contribution to RHNA

Income Level	Required RHNA (2019-2028)	2019-2022 Permits Issued	Remaining RHNA	DRSP Units	New Remaining RHNA
Very Low	801	7	794	52	742
Low	505	113	392	52	340
Moderate	585	119	466	192	274
Above Moderate	1,365	878	487	1,022	-535
<b>Total</b>	<b>3,256</b>	<b>1,117</b>	<b>2,091</b>	<b>1,318</b>	

\*Assumes NBD 2 consists of rental units. If NBD 2 consists of for-sale units, then 105 Moderate income units would be shifted to Workforce.



# Presentation Outline

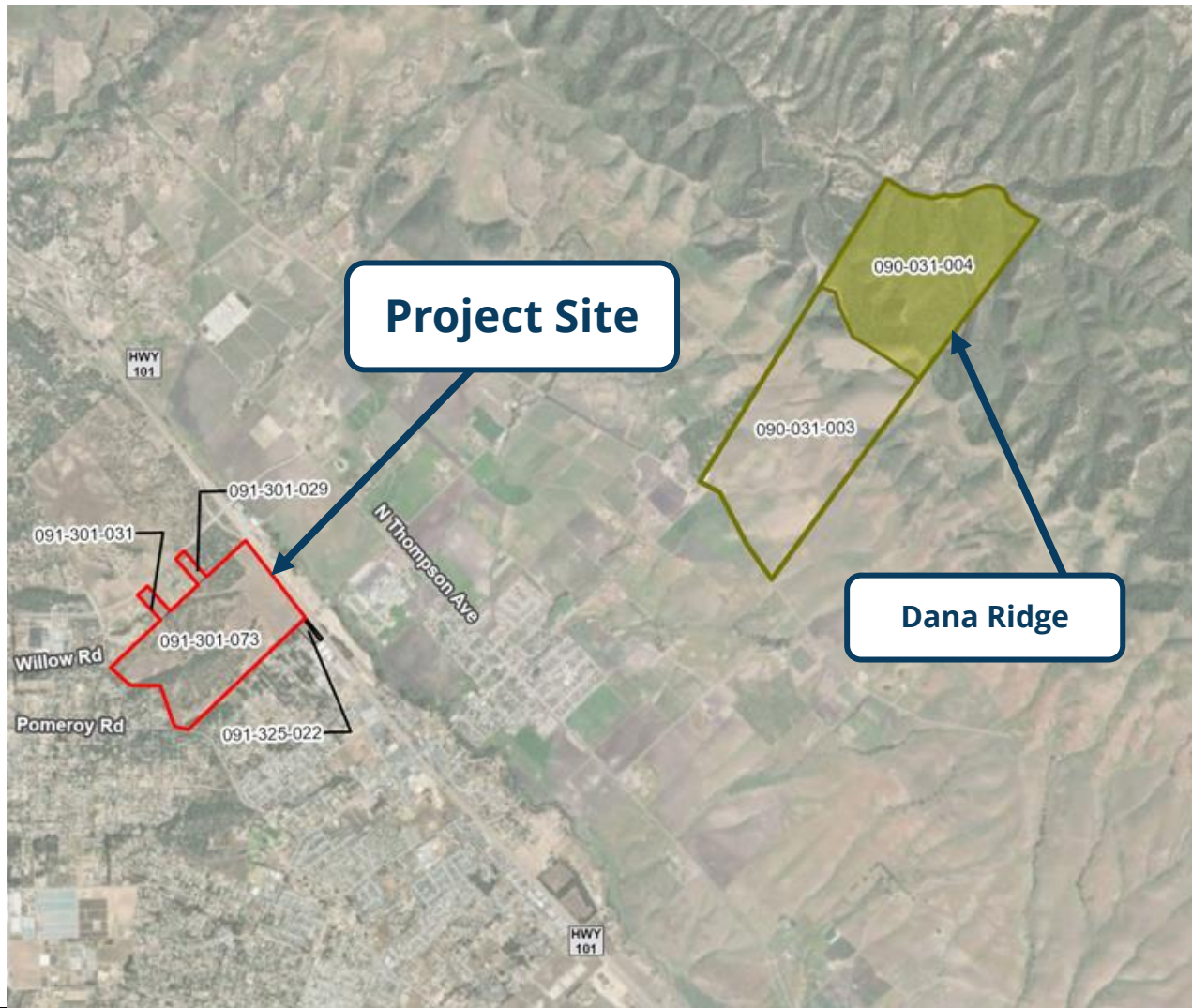
- Overview of Staff Recommended Alternative
- Review of changes since circulation of Draft EIR
- Environmental Analysis
- Supplemented for Staff Recommended Alternative
- Key Issue Areas





COUNTY OF SAN LUIS OBISPO

Vicinity Map  
LRP2020-00007; SUB2020-00047



COUNTY OF SAN LUIS OBISPO

Vicinity Map  
LRP2020-00007; SUB2020-00047





**Specific Plan Area**



**COUNTY OF SAN LUIS OBISPO**

**Specific Plan Area  
LRP2020-00007; SUB2020-00047**



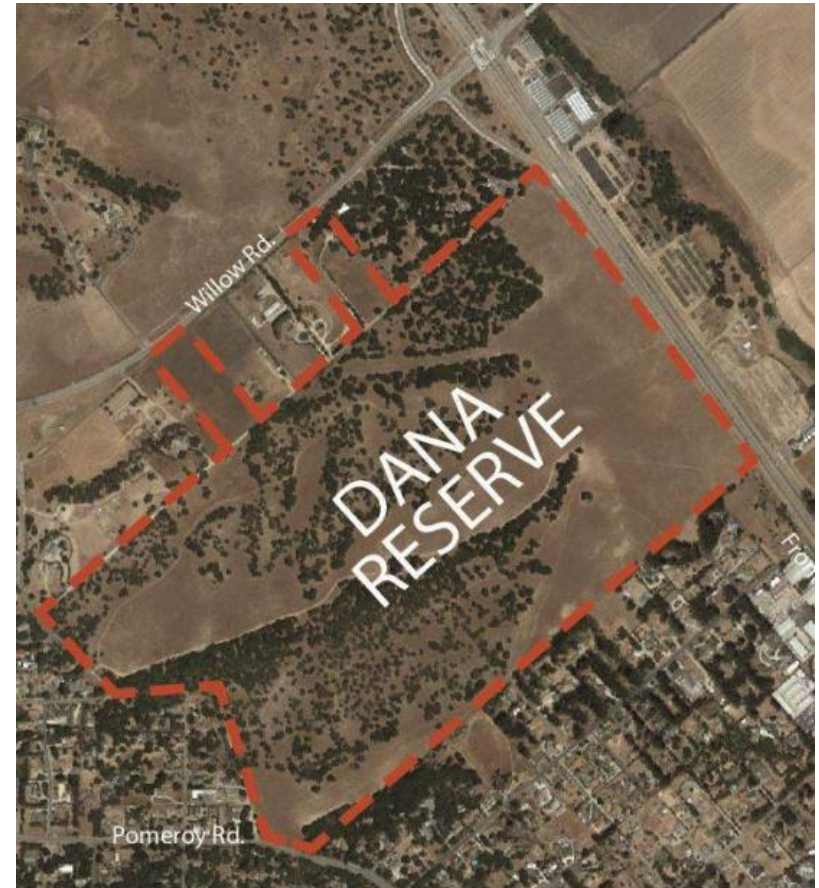
**COUNTY OF SAN LUIS OBISPO**

**Offsite Transportation Improvements  
LRP2020-00007; SUB2020-00047**



# Project Overview

- Discretionary Approvals
  - Vesting Tentative Tract Map #3159
  - 2023 Dana Reserve Specific Plan
  - CUP for oak tree removal and grading/impervious surfaces
  - Final EIR, CEQA Findings, MMRP, and Statement of Overriding Considerations
  - County-initiated General Plan and Ordinance Amendment
- Annexation into the Nipomo Community Services District service area





COUNTY OF SAN LUIS OBISPO

**Land Use Map**  
**LRP2020-00007; SUB2020-00047**





COUNTY OF SAN LUIS OBISPO

Conceptual Master Plan  
LRP2020-00007; SUB2020-00047

Table 2.5: Residential Use Table

	DR-SF1	DR-SF2	DR-MF
<i>Primary Uses</i>			
Single-Family Dwellings (Neighborhoods 3, 4, 5, and 6)	ZC	ZC	N
Single-Family Dwellings (Neighborhoods 7, 8, and 9)	CUP	N	N
Multi-Family Dwellings (Neighborhoods 1 and 2 and 10A and 10B)	N	N	SP
<i>Secondary Uses</i>			
Accessory Dwelling Unit (Secondary Dwelling) <sup>1</sup>	ZC	ZC	ZC
Child DayCare – Family Day Care Homes (less than 12 children)	SP	SP	SP
Child DayCare – Family Day Care Homes (12 or more children)	MUP	MUP	MUP
Community Center/Clubhouse/Pool	SP	SP	SP
Community Garden	SP	SP	SP
Home Occupation <sup>2</sup>	ZC	ZC	ZC
Pocket Park	ZC	ZC	ZC
Residential Accessory Uses <sup>3</sup>	SP	SP	SP
Residential Care Home, 6 or Fewer Boarders	ZC	ZC	ZC
Residential Care Home, 7 or More Boarders	N	N	MUP
<i>Notes:</i>			
ZC: Zoning Clearance    SP: Site Plan Review    MUP: Minor Use Permit			
CUP: Conditional Use Permit    N: Not Permitted			
Uses listed above consistent with County use definitions, where applicable.			
<sup>1</sup> Governed by applicable State law and County LUO Section 22.30.470.			
<sup>2</sup> Home Occupation uses are home business that meet the County's home occupation requirements in LUO Section 22.30.230 (e.g., no more than one customer at a time, no signage, etc.)			
<sup>3</sup> Residential Accessory Uses include garages, sheds, workshops, guesthouses, studio, etc. These uses are subject to LUO Section 22.30.410.			





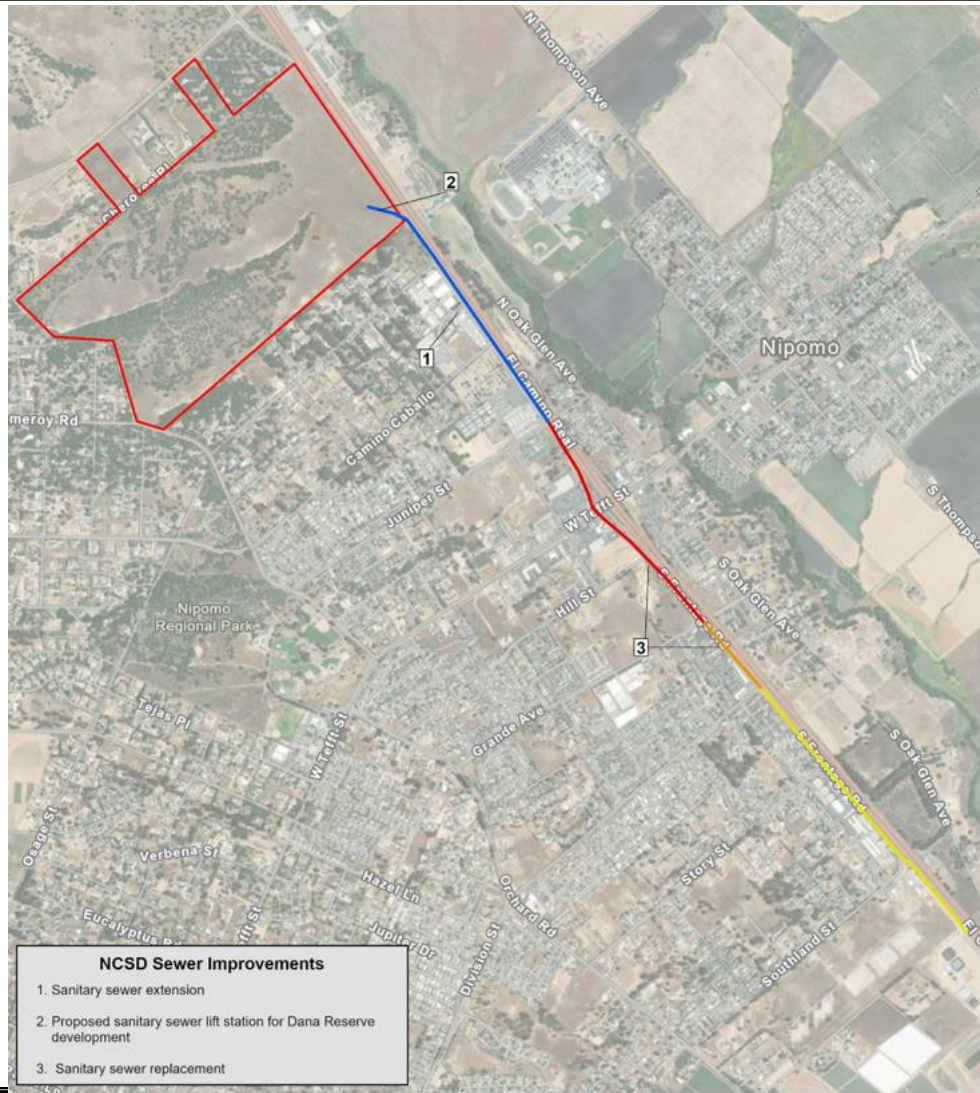


- NCSD Water Systems Improvements**
1. Waterline Extension (16-inch DIP)
  2. Waterline Crossing Under 101 (16-inch DIP)
  3. Waterline Extension (12-inch PVC)
  4. Waterline Extension (12-inch PVC)
  5. Waterline Replacement (replace 10-inch with 16-inch DIP)
  6. Foothill tank #5/#6
  7. Second water storage tank at the NCSD's existing Joshua Road pump station



**COUNTY OF SAN LUIS OBISPO**

**Offsite Water Improvements  
LRP2020-00007; SUB2020-00047**



- NCS D Sewer Improvements**
1. Sanitary sewer extension
  2. Proposed sanitary sewer lift station for Dana Reserve development
  3. Sanitary sewer replacement



**COUNTY OF SAN LUIS OBISPO**

**Offsite Wastewater Improvements  
LRP2020-00007; SUB2020-00047**

# Project Phasing - Backbone Infrastructure



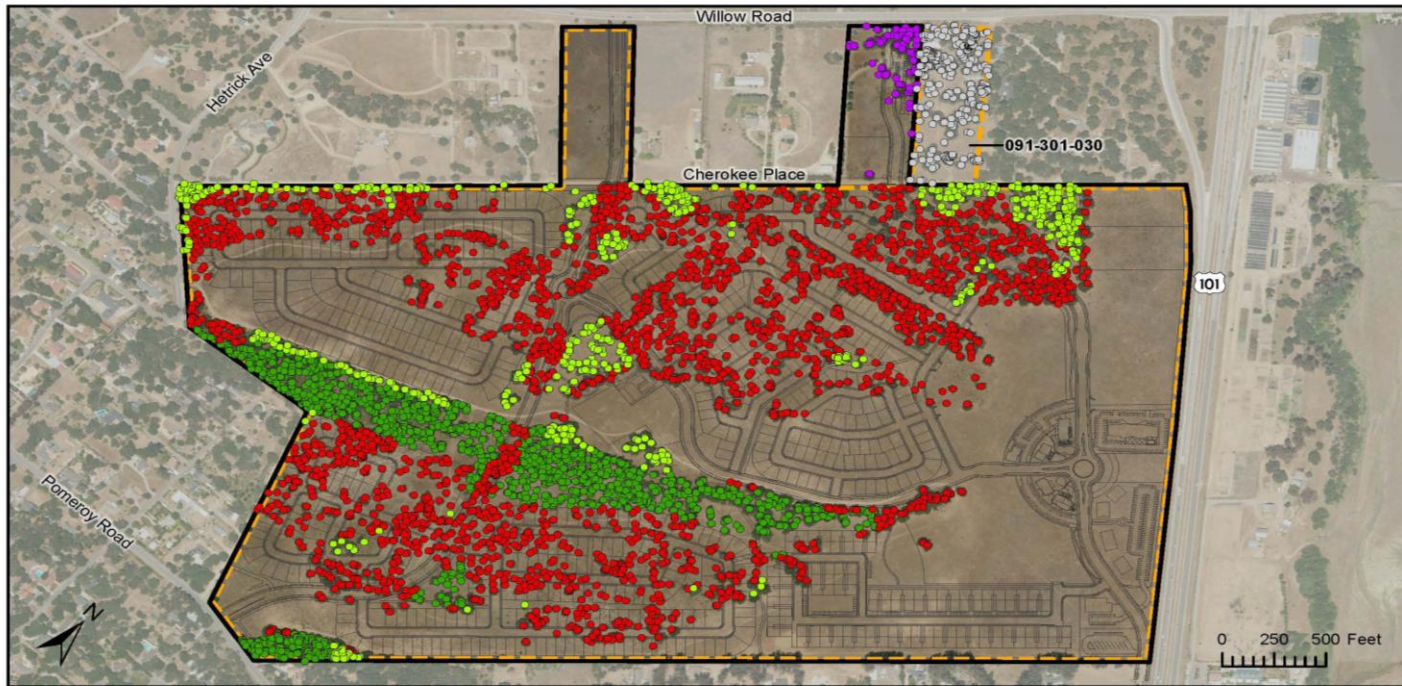
# Changes Since Circulation of the DEIR

- Biological Resources
- Population Growth
  - AQ/GHG
  - Jobs/Housing Imbalance
  - Schools
  - Public Services
  - Transportation
- Parks and Recreation
- Compatibility along Project Boundary





# Changes Since Circulation of the DEIR - Biological Resources



**Legend**

- Staff Alternative Site Plan (Staffv.1) Layout\*
- DRSP Project Boundary
- Staff Alternative Plan (Staffv.1) Boundary

\*Site plan from RRM Design Group, 02/24/2023

**Total On-Site Oak Tree Count**

5,128  
4,928

**Trees to be Retained (1,834)**

- Proposed to be Retained by DRSP Project (1,185)
- Additional Trees to be Retained (Staffv.1) (649)

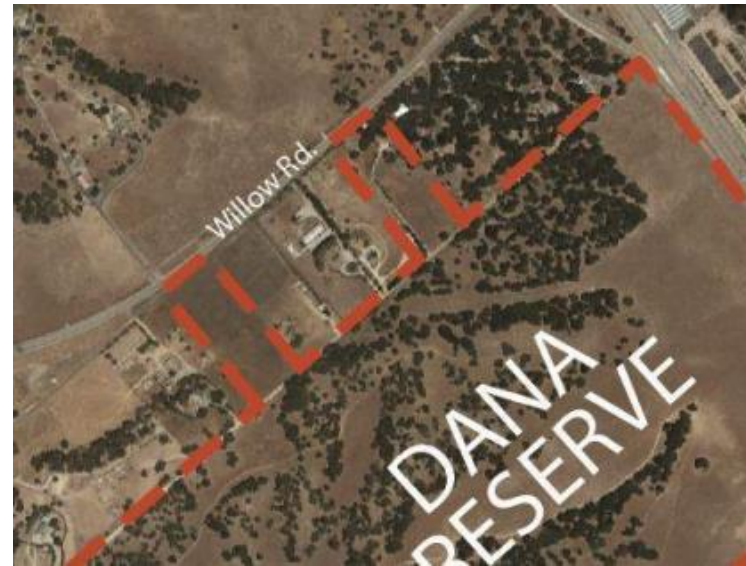
**Trees to be Removed (3,094)**

- Originally Proposed to be Removed (Includes Retained [Staffv.1] and Avoided) (3,943)
- New Tree Impacts as part of Staffv.1 (69)

- Trees to be Avoided by the Staff Alternative Plan (Staffv.1) (269)

# Changes Since Circulation of the DEIR - Biological Resources

- Relocation of Collector A – avoids 200 oak tree removals





# Changes Since Circulation of the DEIR – Biological Resources

- Split of NBD 10 – avoids 186 oak tree removals



# Changes Since Circulation of the DEIR – Biological Resources

- Revision to public park – avoids 110 oak tree removals





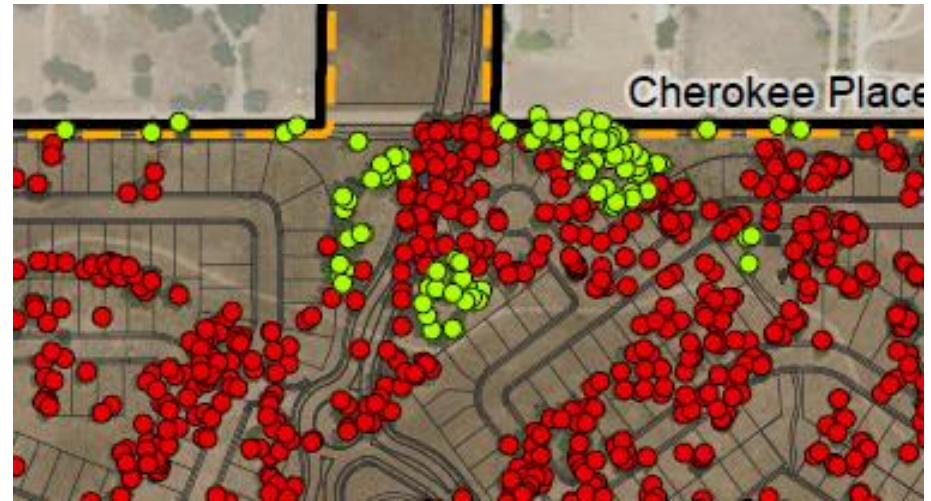
# Changes Since Circulation of the DEIR – Biological Resources

- Reorientation of NBD 9 – avoids 69 oak tree removals

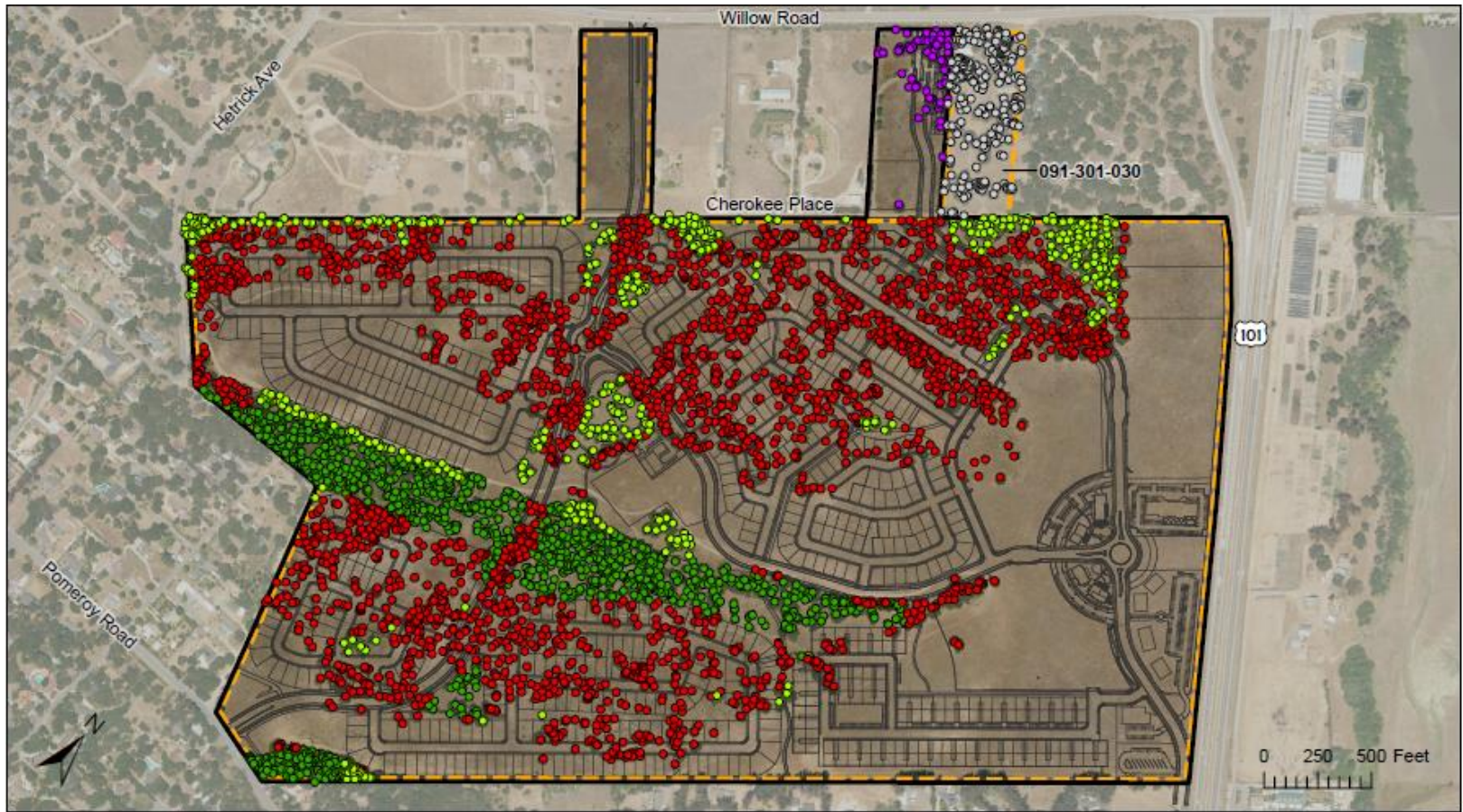


# Changes Since Circulation of the DEIR – Biological Resources

- Review of grading plans – avoids 293 oak tree removals












**Legend**

-  Staff Alternative Site Plan (Staffv.1) Layout\*
-  DRSP Project Boundary
-  Staff Alternative Plan (Staffv.1) Boundary

\*Site plan from RRM Design Group, 02/24/2023

<b>Total On-Site Oak Tree Count</b>	<b>Trees to be Retained</b>	<b>(1,834)</b>	<b>Trees to be Removed</b>	<b>(3,094)</b>	
5,128	<ul style="list-style-type: none"> <li> Proposed to be Retained by DRSP Project</li> <li> Additional Trees to be Retained (Staffv.1)</li> </ul>	(1,185)	<ul style="list-style-type: none"> <li> Originally Proposed to be Removed (Includes Retained [Staffv.1] and Avoided)</li> <li> New Tree Impacts as part of Staffv.1</li> </ul>	(3,943)	<ul style="list-style-type: none"> <li> Trees to be Avoided by the Staff Alternative Plan (Staffv.1) (269)</li> </ul>
4,928		(649)		(69)	



# Changes Since Circulation of the DEIR - Age Restriction / Population Growth

Proposed Project (+4,555 People*)			
Nipomo URL	Without Project	With Project	% Change / Year***
2020	18,176 (2020 U.S. Census)		
2030	19,498 (2019 RTP**)	24,053	2.34%
Staff Recommended Version (+3,525 People*)			
Nipomo URL	Without Project	With Project	
2020	18,176 (2020 U.S. Census)		
2030	19,498 (2019 RTP**)	21,701	1.81%

\*Includes ADUs

\*\*Straight-line projection based on 2019 RTP 2060 population projection of 23,462

\*\*\*Straight-line (not CAGR)





# Changes Since Circulation of the DEIR - Parks and Recreation





# Changes Since Circulation of the DEIR - Compatibility along Project Boundary





# EIR Analysis



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING

PLN-1118  
04/2020

## Preliminary Initial Study – Environmental Checklist

### Dana Reserve Specific Plan ED21-094 (PLN-1118)

#### Preliminary Initial Study in Support of the Project Notice of Preparation (NOP)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for environmental factors checked below. The purpose of the following discussion is to provide a summary of the environmental impact issue areas that will be analyzed further in the proposed project Environmental Impact Report (EIR).

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Agriculture & Forestry Resources	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Hydrology & Water Quality	<input checked="" type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Land Use & Planning	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Utilities & Service Systems
<input checked="" type="checkbox"/> Energy	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wildfire
<input checked="" type="checkbox"/> Geology & Soils	<input checked="" type="checkbox"/> Population & Housing	



# EIR Analysis

## IMPACTS THAT ARE LESS-THAN-SIGNIFICANT WITH MITIGATION

- Aesthetics
- Agriculture and Forestry Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



# Aesthetics




KEY:  Location and direction of Key Viewing Area (KVA) and visual-simulation.

Figure 4.1-14. Key Viewing Area (KVA) location map.



# Less-than-significant with mitigation - Aesthetics



Figure 4.1-15. Key Viewing Area 1: Existing view and visual simulations of the Specific Plan Area as seen from US 101 looking northwest.

## Mitigation Measures:

- Visual Screening Zone
- Replacement tree size requirements
- Subsequent Visual Impact Assessments

# Public Services





# Utilities and Service Systems

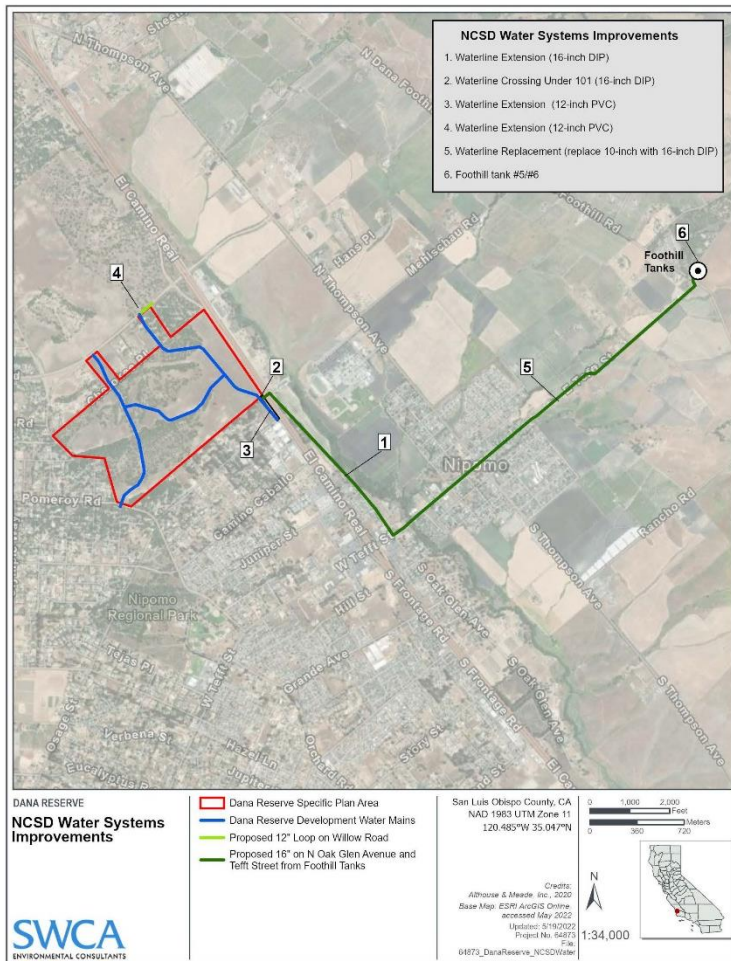


Figure 2-5. Off-site water system improvements.

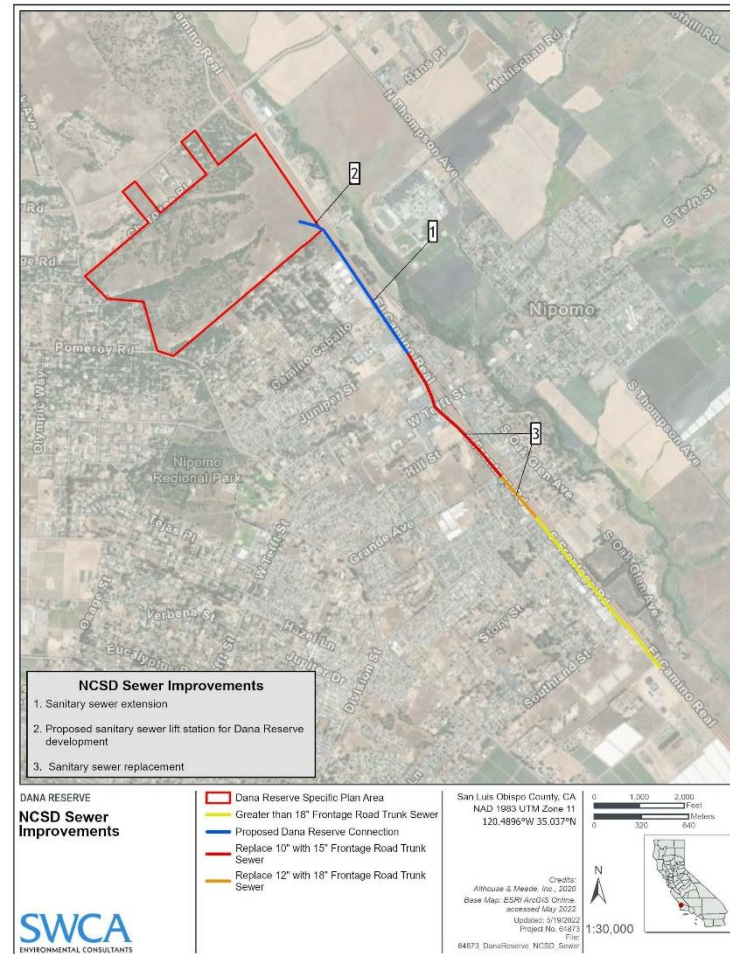


Figure 2-6. Off-site wastewater system improvements.



# EIR Analysis

## SIGNIFICANT AND UNAVOIDABLE (CLASS I) IMPACTS

- Air Quality (3)
- Biological Resources (6)
- Greenhouse Gas Emissions (2)
- Land Use and Planning (3)
- Population and Housing (2)
- Transportation (2)
  
- Growth-Inducing Impacts (1)



# EIR Analysis – Population Growth

## SIGNIFICANT AND UNAVOIDABLE (CLASS 1) IMPACTS

- Air Quality
- Greenhouse Gas Emissions
- Population and Housing
- Transportation
- Growth-Inducing Impacts

**Table 4.14-14. Project Residential Population Generation**

Land Use Type	Number of Dwelling Units	Nipomo Average Household Size <sup>1</sup>	Estimated Population Generated
Single-Family	831		2,626
Multi-Family	458	3.16	1,448
Accessory Dwelling Units	152		481
<b>Total</b>	<b>1,441</b>	<b>--</b>	<b>4,555</b>

<sup>1</sup> Source: U.S. Census Bureau (2019)

**Table 4.14-15. Project Nonresidential Population Generation**

Land Use Type	Potential Square Feet	Square Feet per Employee	Employees
Village Commercial Use			
Flex Commercial Uses	113,000	585	194
Hotel	60,000	1,804	34
Education	30,000	672	45
<b>Total</b>			<b>273</b>

Source: SCAG (2001), Table 1-A.



# EIR Analysis – Population Growth

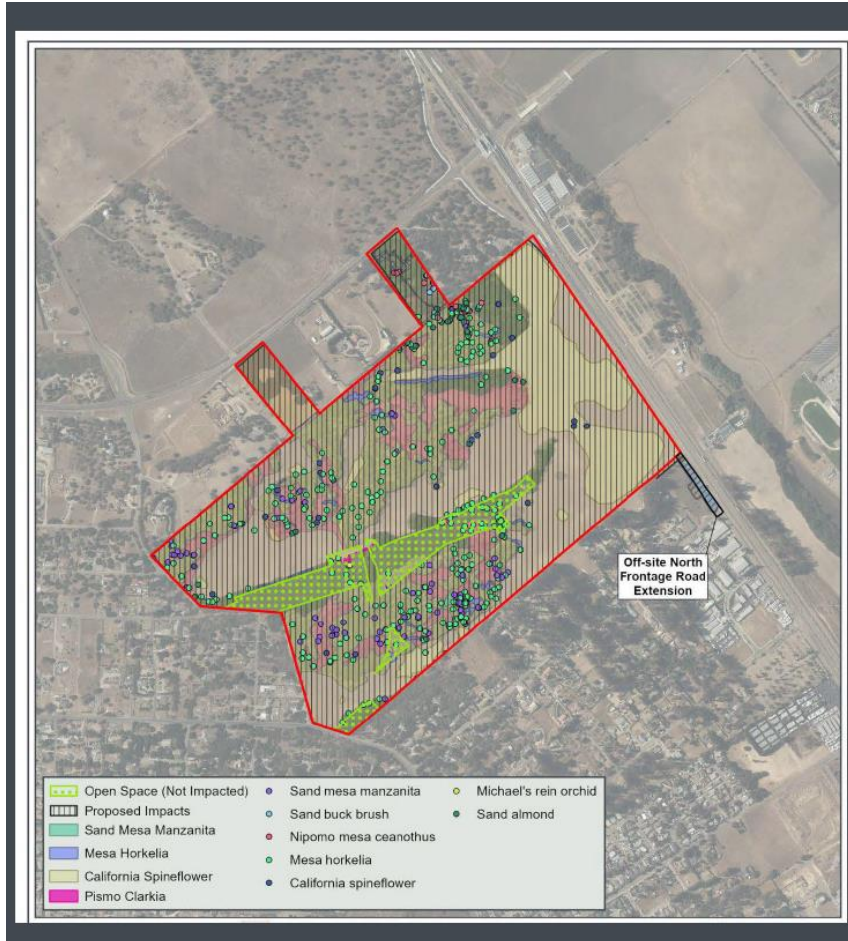
## SIGNIFICANT AND UNAVOIDABLE (CLASS 1) IMPACTS

- Mitigation Measures:
  - Air Quality
    - Electric fireplaces
    - Shade over 50% parking spaces
    - Create, expand, improve a park-and-ride lot
    - Employee lockers and showers
    - Bicycle parking
    - Improved public transit
    - Zero-emission fleet vehicle requirements
    - Orientation of sensitive land uses away from US 101
  - Greenhouse Gas Emissions
    - Prohibition of natural gas to serve residential uses
    - Level 2 residential use vehicle chargers
  - Population and Housing / Growth-Inducing Impacts
    - No feasible mitigation identified
  - Transportation
    - Subsequent Transportation Demand Management Programs





# EIR Analysis – Biological Resources



## BIOLOGICAL RESOURCES

- CRPR Class 4 and Watch List plants
- Sensitive Natural Communities – Burton Mesa chaparral, Coast live oak woodlands
- Policy inconsistency related to biological resources (oak impacts)

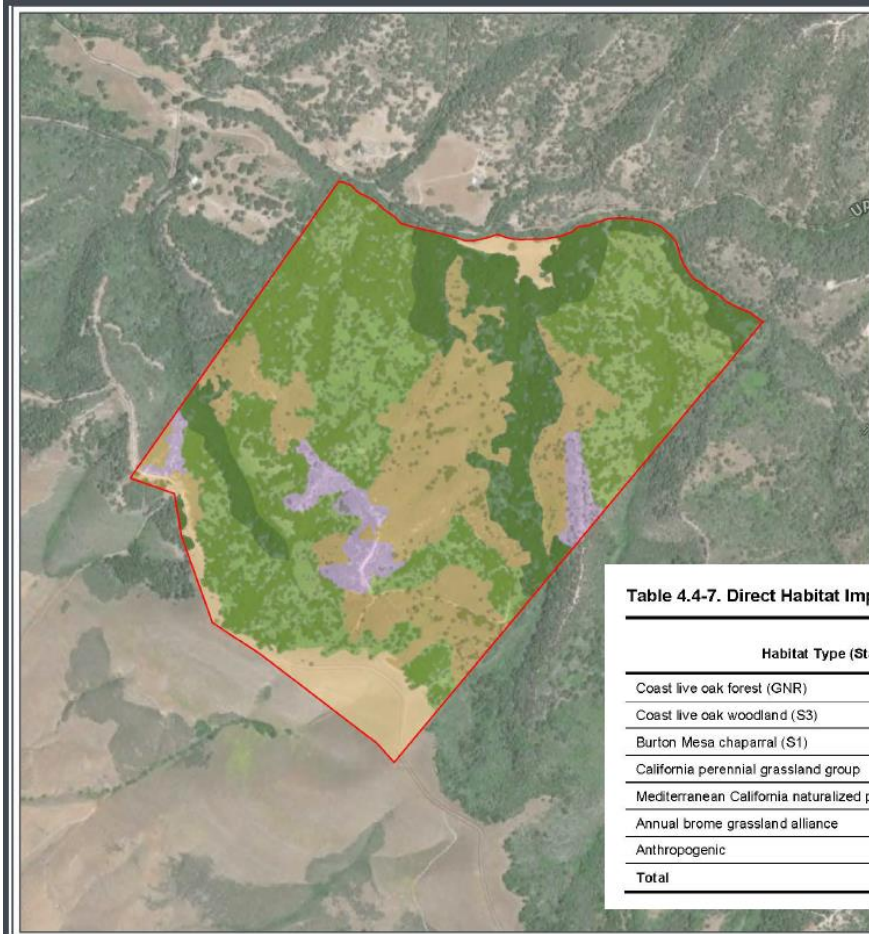
DANA RESERVE	
<b>Proposed Impacts: Plants</b>	<b>Habitat Type</b>
	Red outline
	Yellow box
	Blue hatched box
	Light blue box
	Pink box
	Light green box
	Light yellow box
	Light brown box
	Light green box
	Light yellow box
	Light yellow box

Dana Reserve Specific Plan Area  
 Annual Brome Grasslands  
 Anthropogenic  
 Baccharis pilularis Shrubland Alliance  
 Burton Mesa Chaparral  
 California Perennial Grassland Group  
 Closed Oak Forest  
 Mediterranean California Naturalized Perennial Grassland  
 Open Oak Woodland

**SWCA**  
 ENVIRONMENTAL CONSULTANTS



# EIR Analysis – Biological Resources



## BIOLOGICAL RESOURCES

- Burton Mesa chaparral
- Coast live oak woodlands



**Table 4.4-7. Direct Habitat Impacts from Project**

Habitat Type (State Rank)	Impact (acres)	Preserved (acres)	Total (acres)
Coast live oak forest (GNR)	21.7	17.0	38.7
Coast live oak woodland (S3)	75.3	3.0	78.3
Burton Mesa chaparral (S1)	35.0	0.9	36.0
California perennial grassland group	125.0	1.0	126
Mediterranean California naturalized perennial grassland group	5.1	0	5.1
Annual brome grassland alliance	3.2	0	3.2
Anthropogenic	1.2	0	1.2
<b>Total</b>	<b>266.5</b>	<b>21.9</b>	<b>288.5</b>

# EIR Analysis – Tribal Cultural Resources

- Site avoidance/treatment
- Oak removal
- Housing preference
- Arborglyph survey





# EIR Analysis – Alternatives Analysis



- “No Project” Alternative
- Alternative 1: Applicant-Preferred Alternative
- Alternative 2: La Canada Ranch Specific Plan
- Alternative 3: Residential Rural Cluster Subdivision
- Alternative 4: Development on Non-Native Grassland
- Alternative 5: Gradual Transition along the Fringe




# EIR Analysis – Chapter 10

- Standards for requiring additional environmental review
- Summary of revisions in 2023 Dana Reserve Specific Plan
- Evaluation of those changes to key issue areas:
  - Biological Resources
  - Greenhouse Gas Emissions
  - Land Use and Planning
  - Population and Housing
  - Public Services
  - Recreation
  - Transportation
  - Utilities and Service Systems



# Clarifications and Edits

 SWCA  
ENVIRONMENTAL CONSULTANTS  
Sound Science. Creative Solutions.®

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San Luis Obispo, California 93401  
Tel 805.543.7095 Fax 805.543.2367  
www.swca.com

**MEMORANDUM**

**To:** Airlin Singewald, Environmental Coordinator

**From:** Emily Creel, Principal Planning Team Lead

**Date:** August 18, 2023

**Re:** Clarifications to the Dana Reserve Specific Plan Final EIR

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**DANA RESERVE SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT**

The Dana Reserve Specific Plan Final Environmental Impact Report (EIR) was made available on the County's website on August 4, 2023 at the following webpage:  
<https://www.slocounty.ca.gov/Departments/Planning-Building/Forms/Documents/Planning-Projects/Dana-Reserve-Specific-Plan-Final-Environmental-Impact-Report.aspx>. Hard copies have also been made available at the Planning and Building Department, County Clerk's Office, and Nipomo Library.

Subsequent to the posting of the Final EIR, several reviewing parties, including County staff, responsible agency staff, and the applicant, have identified several items that require clarification before the Final EIR is certified. The proposed edits consist of minor clarifications or corrections and do not substantively change any of the environmental analysis in the EIR. The proposed changes are summarized below.

1. **Mitigation Measure BIO/mm-14.1:** The County did not intend to require completion of Mitigation Measure BIO/mm-14.1 prior to issuance of the Conditional Use Permit for Oak Tree Removal and Grading/Impervious Surfaces. This measure would be revised to require compliance prior to any ground-disturbing activity that would require oak tree removal.
2. **Chapter 2, Section 2.5.3.1, Page 2-22:** This section would be clarified by removing the reference to the County's Inclusionary Housing Ordinance, which is no longer applicable.
3. **Chapter 2, Section 2.5.3.1.2, Page 2-29:** Alternate fueling stations was inadvertently added to a line in Table 2-9 that incorrectly indicates it would not be an allowed use in commercial land use categories. This section would be clarified to reflect alternative fueling stations as an allowed use within commercial land use categories through a Zoning Clearance (ZC). This is consistent with mitigation requirement for the project.
4. **Chapter 4.1, Section 4.1.5, Page 4.1-26 (6<sup>th</sup> paragraph):** This section will be clarified by correcting the number of oak tree removals to be consistent with other sections of the EIR.
5. **Chapter 4.1, Section 4.1.5, Page 4.1-26 (7<sup>th</sup> paragraph):** This section will be clarified to reflect the accurate width of the SoCalGas utility easement (20 feet) as reflected in other sections of the EIR.

*Dana Reserve Specific Plan – Clarifications to Final EIR*

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6. **Chapter 4.11, Section 4.11.5/Chapter 4.10, Section 4.10.1.2, Page 4.10-1:** This section will be revised to accurately reflect the size of the project parcels abutting Willow Road.
7. **Chapter 4, Section 4.17.2.4, Page 4.17-15 – Circulation Policies (c):** The EIR references Class I and Class IV bike paths; however, only buffered Class II bike paths are proposed as reflected in the Dana Reserve Specific Plan (DRSP). This reference would be corrected to reflect the proper type of bike path proposed.
8. **Chapter 4.19, Section 4.19.5, Pages 4.19-35 and 4.19-36:** This section will be revised to ensure consistency with the description of off-site water and wastewater improvements described in other sections of the EIR.
9. **Chapter 5, Section 5.4.1.1.19, Page 5-17:** The reference to proposed collector roads will be revised to clarify they would extend from Pomeroy Road (not Hetrick Avenue) and North Frontage Road to Willow Road.
10. **Chapter 5, Section 5.4.2.3.17, Page 5-28:** The reference to proposed collector roads will be revised to clarify they would extend from Pomeroy Road (not Hetrick Avenue) and North Frontage Road to Willow Road.
11. **Chapter 10, Section 10.2.2.8, Page 10-7 – Public Park:** The EIR incorrectly states that no oak trees would be removed at the location of the passive neighborhood park. The revised neighborhood park concept was a change made in the 2023 DRSP to, in part, reduce impacts to oaks; however, limited oak tree removal would still be required for construction of the parking lot and restroom facilities. This section would be corrected to clarify this reduced, but not entirely avoided, impact to oak trees.
12. **Chapter 10, Section 10.2.2.9, Page 10-8 – Other Minor Revisions:** An important revision made in the 2023 DRSP was the inclusion of Objective Design Standards and Design Guidelines revisions. This section will be clarified to direct the reader to these revisions.
13. **Chapter 10, Section 10.3.4, Page 10-10 – Population and Housing:** An important change to the project since circulation of the Draft EIR was a closer calculation of projected population growth that could result from build-out of the Specific Plan Area. The Final EIR recognized a reduction in population growth due to reduced household sizes in age-restricted units, deed-restricted affordable units, and affordable dwelling units (ADUs). This section incorrectly failed to account for the reduced population associated with ADUs, which have an average household size of 1.5 persons/household, compared to the communitywide average of 3.16 persons/household. This section would be revised to clarify this reduction in population.
14. **Chapter 10, Section 10.3.8, Page 10-11 – Utilities and Service Systems:** This section inaccurately and inadvertently indicates the water supply analysis conducted for the project indicates there may not be sufficient water supplies for the project. As discussed in detail in Section 4.19 of the EIR, substantial evidence has been provided that supports a conclusion that adequate water supplies are available to serve the proposed project during normal, single dry, and multiple dry years. Despite these projections, and due to the uncertainty regarding timing of build-out of the Specific Plan Area, the EIR conservatively included a mitigation measure requiring future development to re-verify the availability of water at the time of development. The project changes described in Chapter 10 would reduce population within the Specific Plan Area, and therefore reduce demand on water supply. The impact conclusion in Chapter 10 would be clarified to reflect this determination, consistent with other sections of the EIR.

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# EIR Analysis – Biological Resources



Photo 3. Re-sprouting shrubs in the disturbed Burton Mesa chaparral habitat which receives routine brush clearing, view north. May 18, 2018



# Key Issue Areas - Schools

Table 4.15-2. LMUSD School Capacities

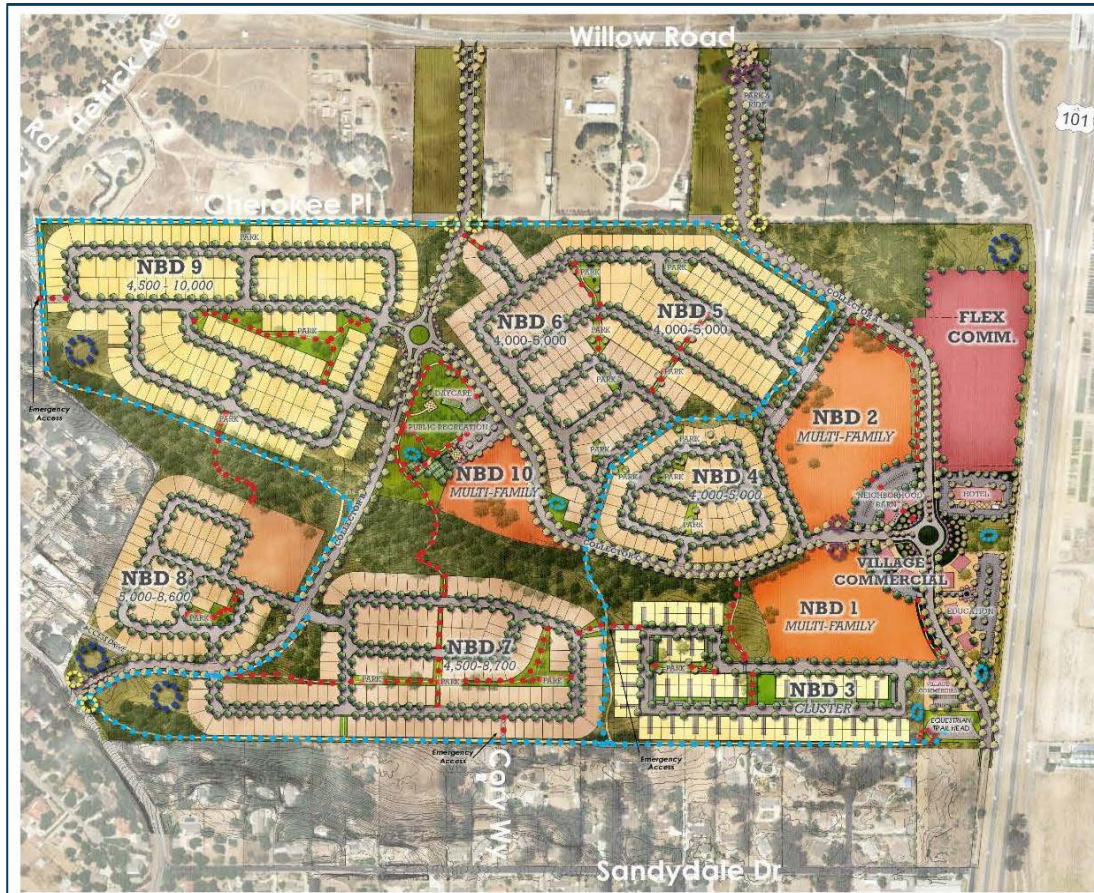
School	Enrollment (as of December 2021)	Maximum Capacity <sup>1</sup>	Percent Capacity
Lange Elementary	561	646	86%
Dana Elementary	578	615	94%
Nipomo Elementary	374	450	83%
Mesa Middle School	454	570	80%
Nipomo High School	<u>875</u> <del>1,045</del>	1,320	<u>66</u> <del>145</del> %
Central Coast New Tech High School	249	540	46%

Source: LMUSD (2022a, 2023)

<sup>1</sup> Maximum capacities change based on state laws and would likely fluctuate.



# Key Issue Areas – Alternatives Analysis



- County MOU / Housing goals
- Basic underlying purpose
- CEQA provisions for housing
- Feasibility



COUNTY OF SAN LUIS OBISPO