

## CHAPTER 2. PROJECT DESCRIPTION

### 2.1 INTRODUCTION

Dana Reserve, LLC and NKT Development, LLC, collectively referred to as the project applicant, is requesting the adoption of the Dana Reserve Specific Plan (DRSP; Appendix A) by the County of San Luis Obispo (County). The proposed project includes a request for a Specific Plan, Conditional Use Permit (CUP) for Oak Tree Removal and Grading/Impervious Surfaces, Vesting Tentative Tract Map (VTTM) 3159, and Development Agreement to allow for the phased development of a master planned community known as the Dana Reserve (project). On January 26, 2021, the County Board of Supervisors authorized County staff to move forward with processing of the DRSP project (including related requested entitlements) and approved a memorandum of understanding between the County and Dana Reserve, LLC to help guide the planning and development process.

The project would require annexation into the Nipomo Community Services District (NCSD) service area to facilitate NCSD's provision of water and wastewater services within the proposed 288-acre Dana Reserve (Specific Plan Area). The Specific Plan Area is within the NCSD's Sphere of Influence. Annexation of the Specific Plan Area into NCSD's service area would be subject to the review and approval of the San Luis Obispo Local Agency Formation Commission (SLOLAFCO).

Concurrent with the DRSP project, the County Board of Supervisors also authorized a County-initiated General Plan amendment to change the land use categories within the Specific Plan Area to allow for development consistent with the proposed DRSP, to reflect the proposed incorporation of the Specific Plan Area into the Nipomo urban reserve line (URL), and to ensure the General Plan is consistent with the DRSP. This Environmental Impact Report (EIR) will evaluate both the proposed DRSP project, including all related requested entitlements—DRSP, CUP, VTTM, Development Agreement, and annexation into the NCSD—and the related General Plan amendment being initiated by the County.

Following circulation of the Draft EIR (June 16–August 1, 2022), the County worked with the project applicant to incorporate several project modifications to try and minimize impacts and address concerns raised by reviewing agencies, organizations, and the public. These changes are described in Chapter 10 of this Final EIR. The applicant has prepared a revised Dana Reserve Specific Plan (the 2023 Specific Plan) to reflect these changes. Chapter 10 identifies each of the proposed changes and documents that the revised project would not result in any new or more severe environmental impacts and would not require recirculation of the EIR. The 2023 Specific Plan has been included as Appendix A.

#### 2.1.1 Overview of the Proposed Dana Reserve Specific Plan

A specific plan is a planning tool that allows a county/community to provide a framework and vision for future development of a defined area (Government Code Sections 65450–65457). The DRSP would provide a land use and conceptual development plan with associated goals, policies, and development standards to guide future development within the proposed Specific Plan Area, which is comprised of the 288-acre Dana Reserve. The DRSP would guide development of the Dana Reserve by defining land uses and development standards, circulation, parks and trails, and infrastructure for the future proposed residential, commercial, and open space uses. The DRSP would also provide a phasing/implementation plan and describe the public facility financing mechanisms available for the ongoing maintenance of public and private improvements required for the DRSP.

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.

However, it also identifies a mix of land uses within the Specific Plan Area to serve the new neighborhoods and surrounding community. 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 (Table 2-1). Major components of the DRSP include:

- Land use and development standards for residential, commercial, and open space/recreational uses;
- Site and building design guidelines;
- Goals supporting a variety of housing types to allow a range of opportunities for home ownership or rental options;
- Establishment of north-to-south roadway connections through the Specific Plan Area to better connect Tefft Street and Pomeroy Road to Willow Road;
- Implementation of an interconnected network of walking, bicycling, and equestrian trails and facilities; and
- The generation of new employment opportunities and provision of access to day-to-day goods and services through development of a range of commercial uses.

**Table 2-1. Project Overview**

Land Use Zones	Acres <sup>1</sup>	Potential Units <sup>1</sup>	Potential Floor Area (square feet)
Residential Single-Family	149.5	831	
Residential Multi-Family	23.5	458	
Residential Rural (Existing)	10.0	N/A <sup>2</sup>	
Recreation/Public Park	11.0 <sup>3</sup>		
Village and Flex Commercial <sup>4</sup>	22.3		110,000-203,000
Open Space, Trails, Basins	49.8		
Roads	21.9		
<b>Total</b>	<b>288</b>	<b>1,289</b>	<b>110,000–203,000</b>

<sup>1</sup> All acreage and potential units can be adjusted up to 10% to address site specific constraints and more suitable site design, subject to County review.

<sup>2</sup> The Specific Plan Area includes two parcels between Cherokee Place and Willow Road (Assessor's Parcel Numbers [APNs] 091-301-030 and 091-301-031) that are currently designated Residential Rural. The DRSP does not propose to change the land use designation of these parcels or develop additional residential, commercial, or recreational uses within these parcels; they are included in the DRSP to provide a transit center and roadway connections for Collectors A and B from Cherokee Place to Willow Road. These roadway and roadway-related improvements are the only development proposed on these parcels; therefore, the identification of additional potential units is not applicable for these parcels.

<sup>3</sup> Minimum requirement.

<sup>4</sup> Proposed Commercial uses include a 60,000-square-foot hotel and a 30,000-square-foot educational/training facility.

## 2.1.2 Project Applicant Team

**Applicant:** Dana Reserve, LLC / NKT Development, LLC  
 Project Representative: Nick Tompkins  
 648 South Higuera Street, Suite B  
 San Luis Obispo, CA 93401

**Project Design:** RRM Design Group  
 Project Manager: Victor Montgomery, AIA  
 3765 South Higuera Street, Suite 102  
 San Luis Obispo, CA 93401

## **2.2 PROJECT LOCATION**

### **2.2.1 Project Site**

The DRSP project site is located within the southwestern portion of unincorporated San Luis Obispo County, California (Figure 2-1). The site is located 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 URL. Although the proposed DRSP would only apply to development within Dana Reserve (the Specific Plan Area), for purposes of this EIR, the project site includes the Specific Plan Area and any off-site areas where project-related improvements would occur, as described in detail below.

#### **2.2.1.1 Specific Plan Area**

The Specific Plan Area consists of three adjoining parcels totaling approximately 288 acres, including Assessor's Parcel Numbers (APNs) 091-301-030, 091-301-031, and 091-301-073 (Figure 2-2). The main parcel—APN 091-301-073—underlies the majority of the Specific Plan Area and is 274.4 acres in size. The remaining parcels—APNs 091-301-030 and 091-301-031—connect the main parcel to Willow Road and are approximately 7.7 and 7.2 acres in size, respectively (Figure 2-3). The Specific Plan Area is generally bounded by rural residential uses, Willow Road, and Cherokee Place to the north; existing commercial uses along North Frontage Road and residential development within the community of Nipomo to the south; existing residential development and Hetrick Avenue to the west; and U.S. Highway 101 (US 101) to the east.

#### **2.2.1.2 Off-Site Project Areas**

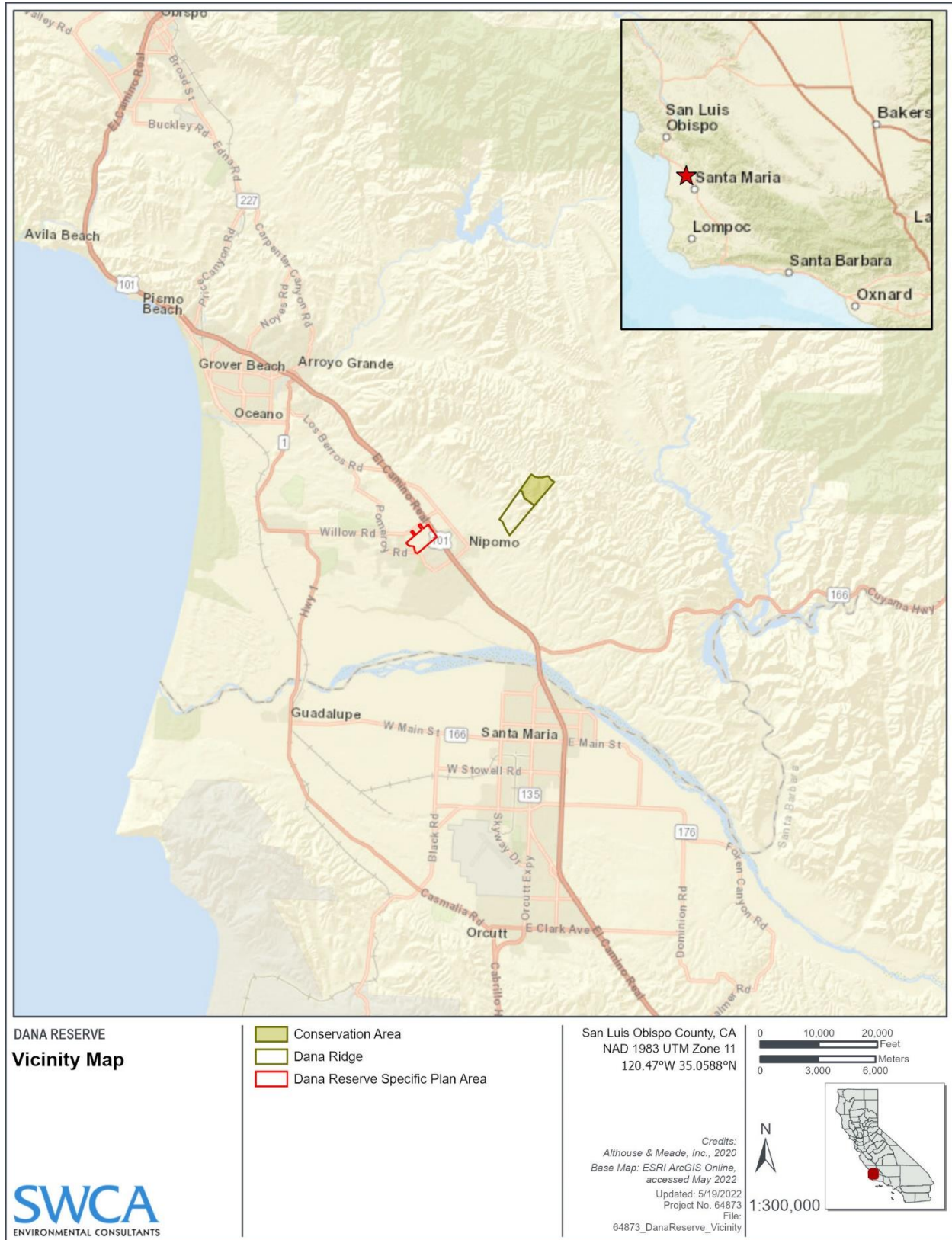
Although not within the Specific Plan Area, the project would require project-related disturbances and/or improvements at additional off-site areas to facilitate the proposed development within the Specific Plan Area. Off-site project areas include locations where necessary transportation-, water-, and wastewater-related improvements would be necessary to serve the project. These off-site areas, described in further detail below, are included in the project area and have been fully evaluated in this EIR.

##### **2.2.1.2.1 OFF-SITE TRANSPORTATION IMPROVEMENTS**

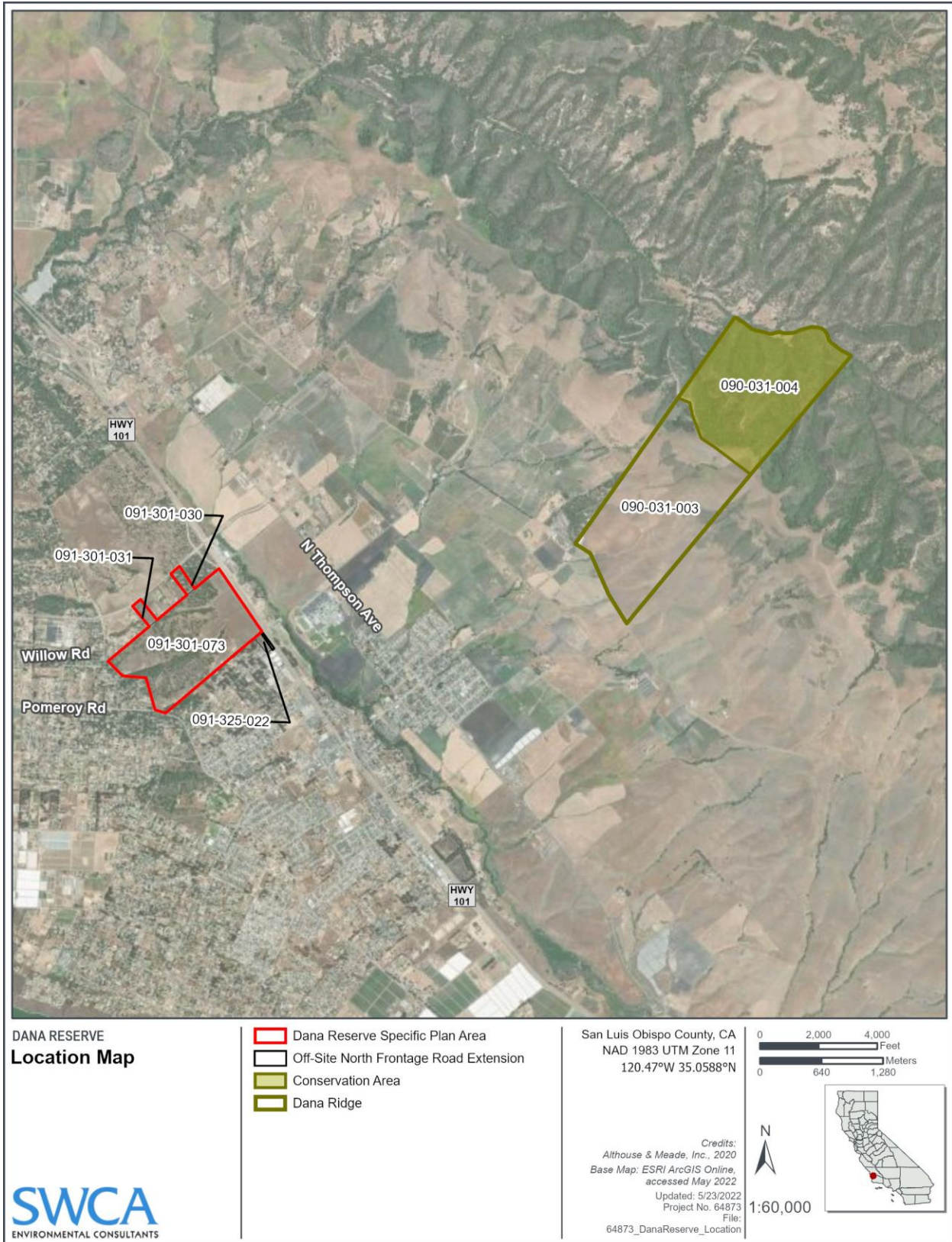
Buildout of the Specific Plan Area would require a number of off-site transportation-related improvements, including improvements to the following roadways and intersections:

1. An extension of North Frontage Road through APN 091-325-022 at the southeast corner of the Specific Plan Area;
2. Widening of Willow Road and signalization at the Willow Road/Collector A intersection within existing right-of-way (ROW) areas;
3. Restriping and one-way stop-control at the Willow Road/Collector B intersection within existing ROW areas;
4. Removal/closure of the existing Hetrick Avenue driveway access from Pomeroy Road and provision of a new driveway access to Hetrick Avenue from Collector B;
5. Restriping and one-way stop control at the Pomeroy Road/Collector B intersection within existing ROW areas; and
6. Emergency access at Hetrick Avenue and Cory Way.

These areas are shown in Figure 2-4 and described in further detail in Section 2.5.3.3.6, *Off-Site Transportation Improvements*.



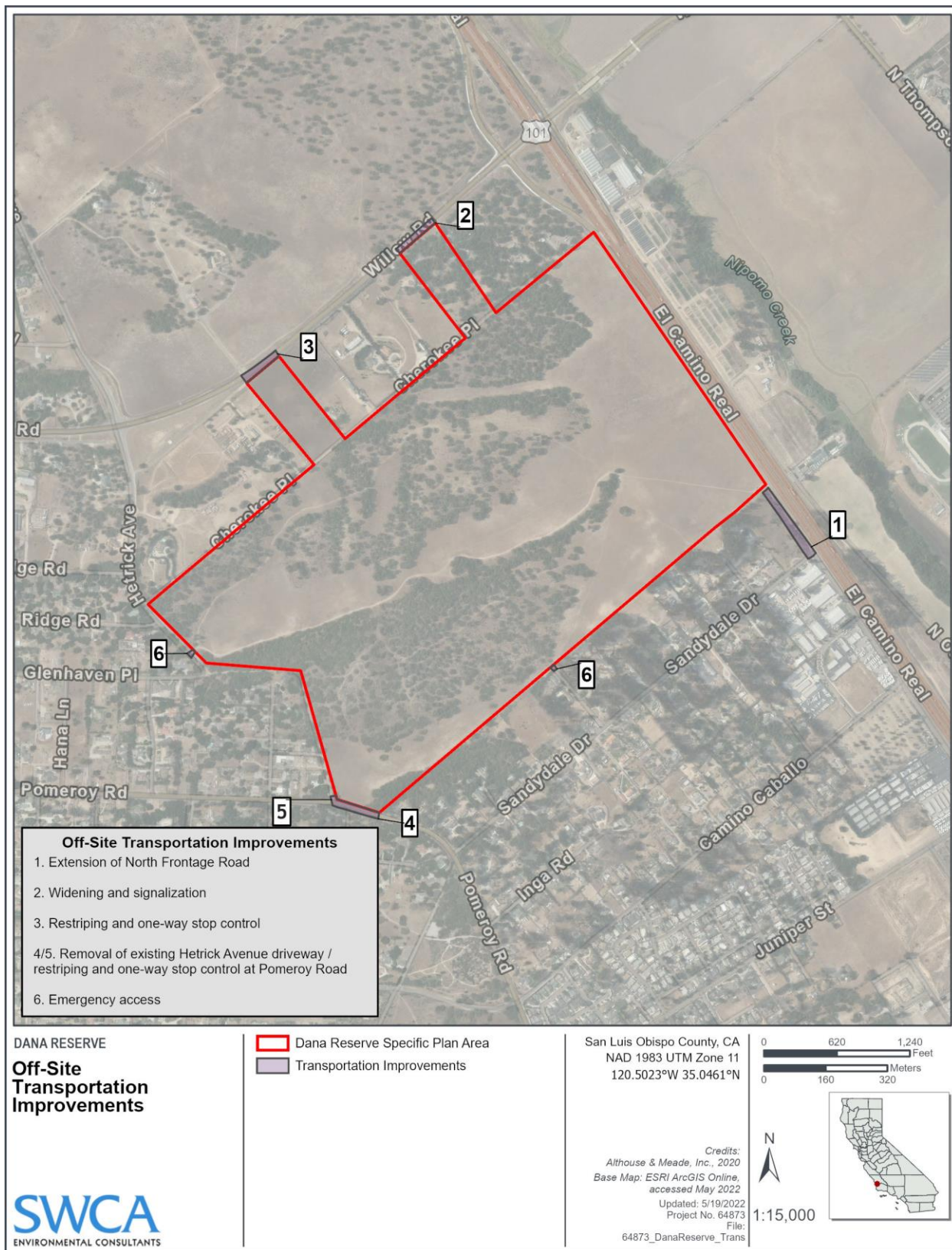
**Figure 2-1. Project vicinity map.**



**Figure 2-2. Project location map.**



**Figure 2-3. Project site map.**



**Figure 2-4. Off-site transportation improvements.**

### 2.2.1.2.2 OFF-SITE WATER AND WASTEWATER IMPROVEMENTS

Buildout of the Specific Plan Area would also require a number of off-site water- and wastewater-related improvements, including improvements to the following NCSO infrastructure:

- Water System Improvements
  1. Extension of a 16-inch ductile iron pipe (DIP) from the intersection of West Tefft Street/North Oakglen Avenue to the north end of North Oakglen Avenue to be installed within the existing paved roadway;
  2. Extension of a 16-inch DIP from the north end of North Oakglen Avenue, under US 101, to Sandydale Drive, to be installed within existing paved roadway and ROW areas;
  3. Extension of a 12-inch polyvinyl chloride (PVC) pipe from the North Frontage Road/Sandydale Drive intersection to the southeastern corner of the Specific Plan Area, to be installed within existing public ROW area;
  4. Extension of a 12-inch PVC pipe from the proposed Willow Road/Collector A intersection approximately 450 feet to the end of the existing water line in Willow Road;
  5. Replacement/upsizing of an existing 10-inch DIP to a 16-inch DIP from the intersection of West Tefft Street/North Oakglen Avenue to the NCSO's existing Foothill water tank site at the North Dana Foothill Road/East Tefft Street intersection;
  6. Installation of 2 million gallons of additional water tank storage at the NCSO's existing Foothill water tank site at the North Dana Foothill Road/East Tefft Street intersection;<sup>1</sup> and
  7. Installation of a second water storage tank at the NCSO's existing Joshua Road pump station, which will be located within the footprint of the existing pump station facility.<sup>2</sup>
- Wastewater System Improvements
  1. Extension of a 12-inch-diameter sewer main pipe within North Frontage Road between the Specific Plan Area and Juniper Street, to be installed within existing paved roadway and existing public ROW areas;
  2. Installation of a sewer lift station and force main to accommodate DRSP flows located near the southeast corner of the Specific Plan Area;
  3. Upsizing of a planned sanitary sewer pipe from the North Frontage Road/Juniper Street intersection and the South Frontage Road/Division Street intersection, to be installed within existing paved roadway;<sup>3</sup> and
  4. Improvements/upgrades at the existing NCSO Southland Wastewater Treatment Facility (WWTF), as previously analyzed in the EIR NCSO certified for the Southland Wastewater Treatment Facility in 2011.

These off-site NCSO improvements are shown in Figures 2-5, 2-6, and 2-7, and are described in further detail in Section 2.5.3.4.4, *Off-Site NCSO Improvements*. A more detailed mapbook showing the approximate location of these off-site improvements is included as Appendix C.

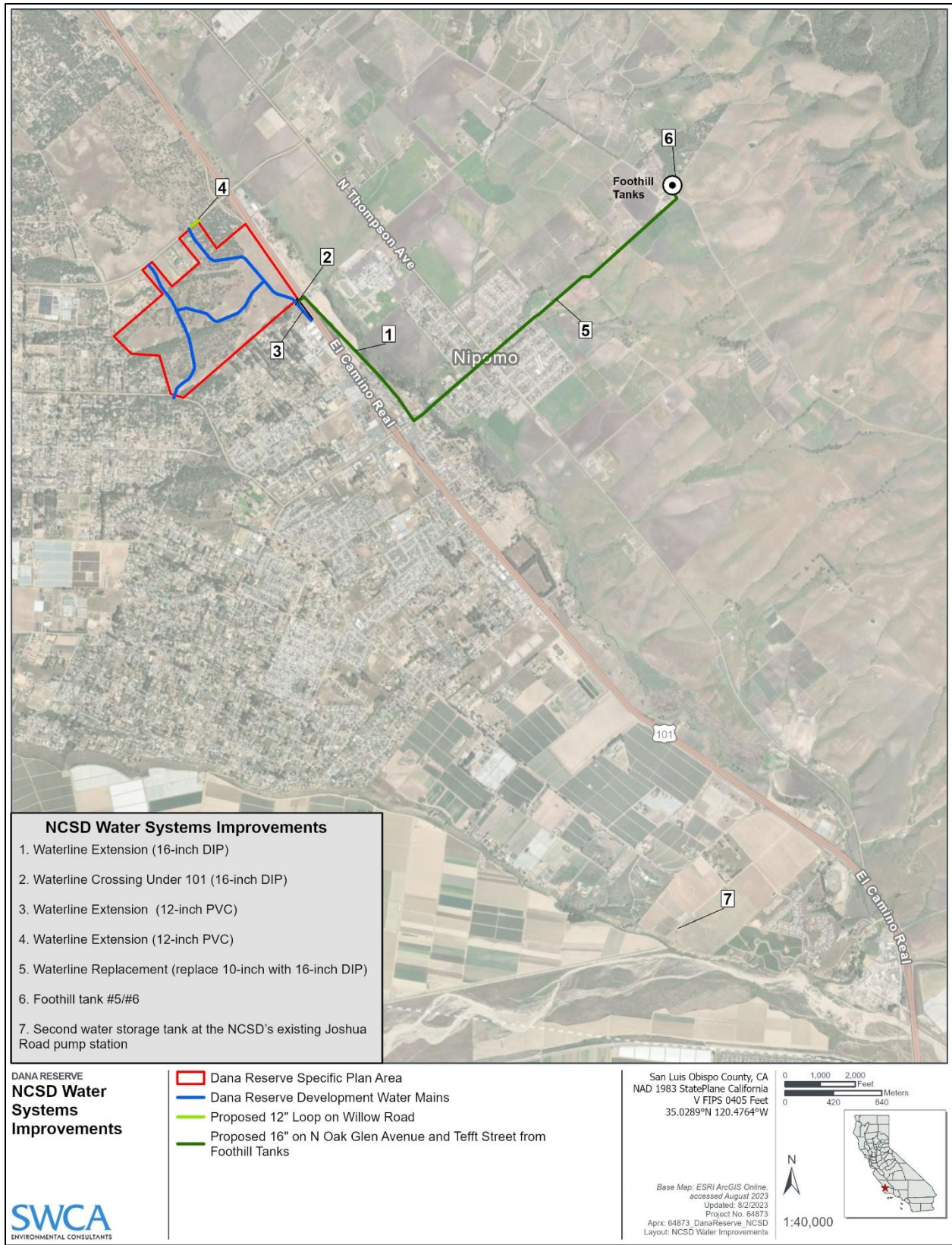
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<sup>1</sup> This necessary improvement is cumulative in nature and is undergoing separate environmental review by the NCSO as CEQA Lead Agency.

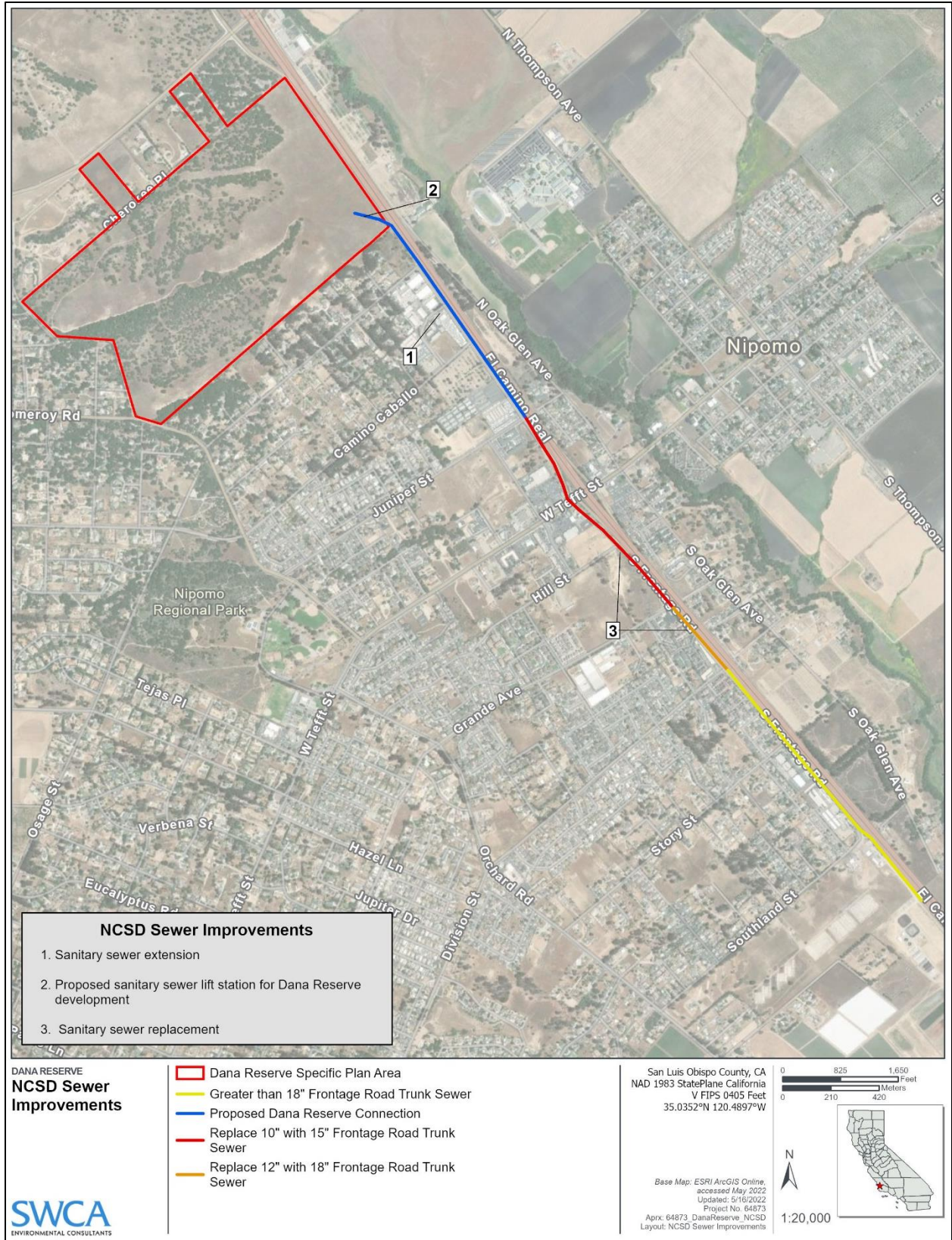
<sup>2</sup> This necessary improvement is cumulative in nature and was previously evaluated in the EIR certified by the NCSO on May 3, 2009, for the NCSO Supplemental Water Project.

<sup>3</sup> A 12- to 15-inch pipe at this location was previously planned as part of the NCSO's 2007 Master Plan. The CEQA analysis for the increased pipe size was completed and approved by the NCSO as CEQA Lead Agency in March of 2020, a separate NCSO project (the Blacklake Sewer System Consolidation Project). The pipe will need to be upsized to a 15- to 18-inch-diameter pipe along this stretch of pipeline to accommodate the DRSP project. This increase in pipe size/diameter is being evaluated in the separate CEQA document currently being prepared for the NCSO's Blacklake Sewer System Consolidation Project and is also being evaluated in this EIR.

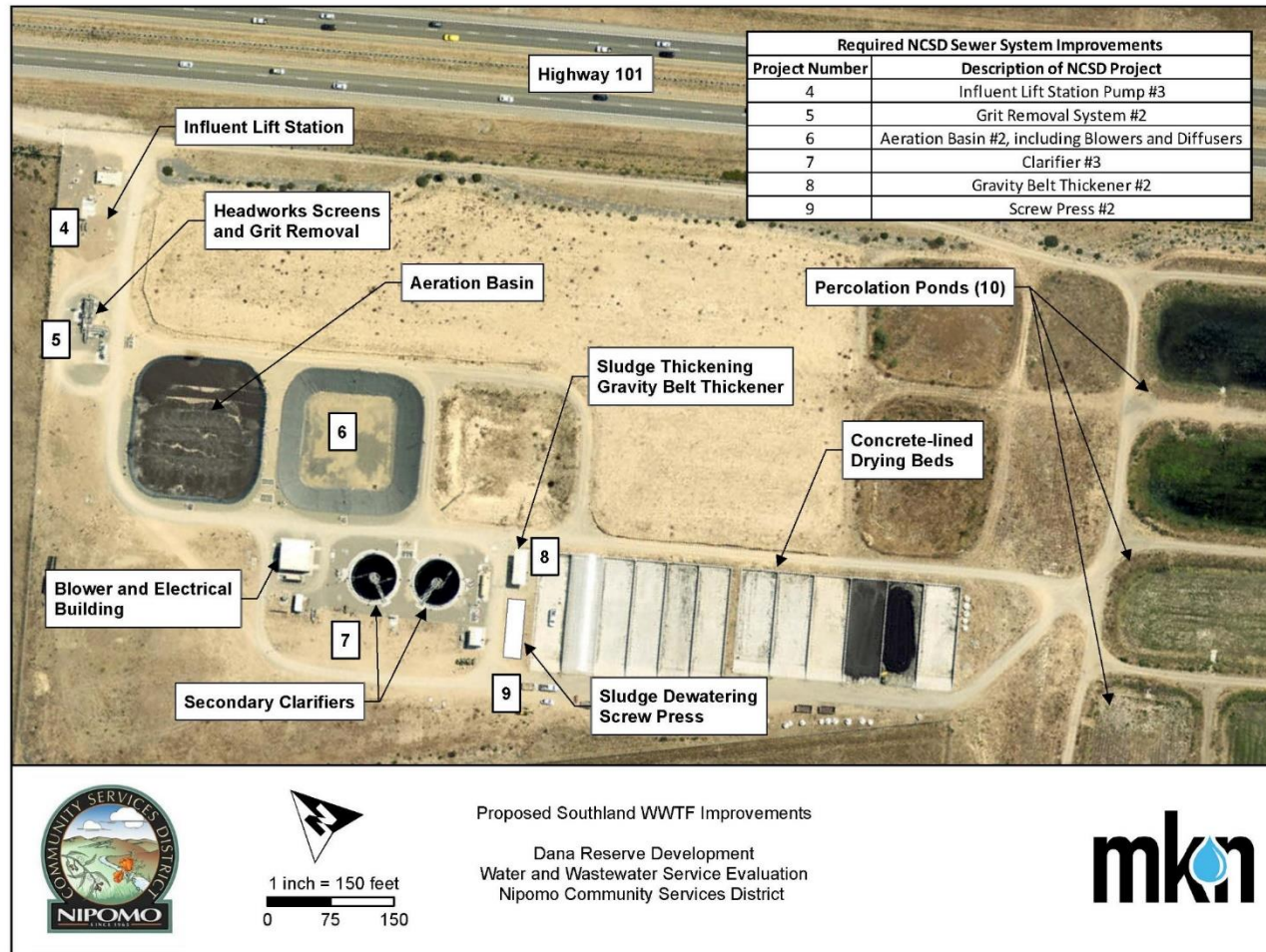




**Figure 2-5. Off-site water system improvements.**



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



Source: Nipomo Community Services District

Figure 2-7. Off-site wastewater system improvements: Southland Wastewater Treatment Facility.

### 2.2.1.2.3 OFF-SITE OAK MITIGATION SITE

The project also proposes the off-site dedication of an open space and conservation easement on a 388-acre property known as Dana Ridge (APNs 090-031-003 and 090-031-004) located approximately 3 ~~2.1~~ miles east of the project site (see Figures 2-1 and 2-2). No development or disturbance is proposed at Dana Ridge; therefore, no physical change to the environment would occur. The off-site dedication of a permanent open space/conservation easement at the Dana Ridge property is proposed to minimize the impacts to oak trees and oak woodland as a result of development of the Specific Plan Area.

The applicant proposes to permanently conserve approximately 388 acres, consisting of approximately 187 ~~238~~ acres of coast live oak woodland and 67.5 acres of coast live oak forest that is intermixed with 95.9 ~~120~~ acres of chamise chaparral, 19.2 acres of La Panza manzanita chaparral ~~7.5~~ acres of manzanita scrub, and 26.4 ~~20~~ acres of grassland on the Dana Ridge site (excluding existing unpaved roads).

Dana Ridge currently consists of a single parcel comprised of approximately 854 acres (despite being assigned two separate APNs). The project applicant (and owner of Dana Ridge) previously submitted an application to the County for a lot split at Dana Ridge to create two separate legal parcels, each with its own independent APN. APN 090-031-003, consisting of approximately 466 acres located on the western-facing slope of Dana Ridge and containing limited oak and biological resources, is proposed to be sold and transferred to a third party. APN 090-031-004, consisting of approximately 388 acres, including 238 acres of coast live oak woodland, 120 acres of chamise chaparral, 20 acres of grassland, and 7.5 acres of manzanita scrub, would be conserved under a permanent conservation easement in perpetuity (see Figures 2-1 and 2-2). The proposed lot split and sale of APN 090-031-003 is independent of and a separate project unrelated to the proposed DRSP; therefore, it is not evaluated in this EIR.

## 2.3 PROJECT BACKGROUND

The *County of San Luis Obispo General Plan* identifies the project site as the Cañada Ranch Specific Plan Area, which is subject to preparation and adoption of a specific plan prior to annexation of the site into the Nipomo URL to accommodate development proposals and address pertinent issues. The property is designated as an expansion area under the South County Area Plan (Sections 4.5 and 4.8) as well as the San Luis Obispo County Code – Title 22, Inland Land Use Ordinance (LUO) (Section 22.98.072). Per the County Inland LUO, a specific plan shall be prepared for the Cañada Ranch property and shall comply with the following provisions:

- a. **Types of Uses.** The concept of a Specific Plan is for uses in the following priority for acreage, scale and intensity:
  - (1) Open space uses within the oak woodlands;
  - (2) Industrial park(s) that will generate "basic" employment for the Nipomo and south county area;
  - (3) Commercial service parks that do not conflict with downtown and community shopping commercial uses within Nipomo;
  - (4) Retail uses to serve the daily shopping needs of employees and residents of the site in compliance with purpose and character statements for neighborhood shopping areas in Framework for Planning - Inland Area;
  - (5) Commercial retail uses that are in compliance with purpose and character statements in Framework for Planning - Inland Area for highway-oriented retail; and

- (6) Residential areas to contain a mix of housing unit types, a portion of which should be affordable to average employee incomes on the site, timing to be concurrent with or following establishment and operation of nonresidential uses, the timing to be determined by a market feasibility study.
- b. **Oak habitat preservation.** Designation of the existing oak forest habitat for open space preservation, where limited recreational and open space uses may be allowed.
- c. **Pedestrian-oriented site planning.** Location of workplaces, shopping, services, civic buildings and residences in close proximity to each other to facilitate walking and alternative transportation to the private vehicle.
- d. **Architecture and landscaping.** Guidelines for architecture and landscaping that respond to the rural character of the area.
- e. **Resource, facility and services needs.** Extent of necessary public, or private where applicable, needs including, but not limited to, safety, health, waste management and water supply.

On June 24, 2020, the project applicant submitted a draft Specific Plan and VTTM to develop new residential, commercial, light industrial, and open space uses and related improvements on the 288-acre Dana Reserve property. The County also initiated a proposed General Plan amendment to designate the Specific Plan Area as a single land use category (e.g., Specific Plan), which would refer to and incorporate the proposed DRSP. The County-initiated General Plan amendment would also ensure consistency throughout the County's General Plan. The proposed DRSP represents a shift in the priority of development within the Specific Plan Area, from the existing description of uses for Cañada Ranch in the South County Area Plan, which focus primarily on job growth and addressing the jobs/housing balance in Nipomo, to the residentially focused DRSP.

## 2.4 PROJECT OBJECTIVES

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines requires a statement of a project's objectives that includes the underlying purpose of the project. The project's primary underlying purpose is to provide a range of housing types, including affordable housing and market-rate workforce housing. Primary objectives of the DRSP project include:

1. To provide a mix of land uses that offers a range of amenities accessible to residents and community members.
2. To respect Old Town Nipomo, by providing a small, neighborhood-oriented village commercial area designed to complement, rather than compete with, Old Town Nipomo.
3. To provide a public neighborhood park and pocket parks and open space areas within each residential neighborhood, linking the neighborhoods together through a network of trails and open spaces.
4. To incorporate the rural history of the community through architectural design.
5. To provide a diversity of housing types and opportunities for home ownership and rental, including affordable homes consistent with the goals and policies of the Housing Element of the General Plan, the intent of the County's former Inclusionary Housing Ordinance, and regional housing needs.
6. To create new employment and job training opportunities for the community and the broader south San Luis Obispo County area.

7. To enhance circulation within the Specific Plan Area and existing community by continuing the existing public roadway network through the DRSP property to connect to Willow Road, providing a new Park and Ride lot to encourage carpooling, and creating new public transportation points of connection to facilitate public transit use and reduce single-occupant automobile use.
8. To integrate a network of walking, bicycling, and equestrian facilities to connect on-site residential neighborhoods and the broader community.
9. To maintain the large, centrally located oak ~~forest woodland~~ area as a site feature and to minimize impacts to special-status plants and animals on-site.
10. To meet the State law requirements for energy efficiencies, State law and NCS D policies and ordinances relating to water conservation, and County Building Code requirements for energy efficiencies and water savings.
11. To reduce uncertainty in planning for and secure the orderly development of the Specific Plan Area.
12. To provide effective and efficient development of public facilities, infrastructure, and services appropriate for the Specific Plan Area.
13. To meet or exceed the requirements of the NCS D District Code and Annexation Policy to ensure that the ~~necessary~~ DRSP funds or construct the water and wastewater infrastructure ~~necessary is constructed~~ to serve the project without adverse impacts on the NCS D's ability to serve existing and future users.

In addition to the above applicant-stated primary objectives of the DRSP, the County Board of Supervisors entered into a Memorandum of Understanding (MOU) with the applicant on January 26, 2021, that states the project would have the following benefits to the County:

1. Implementing the County's stated land use goals.
2. Dedication of an open space easement, neighborhood park, and trail system.
3. Providing the County with anticipated increased sales tax, property tax, and transient occupancy tax revenues.
4. Providing for affordable housing in furtherance of the County's Housing Element and inclusionary housing goals and to assist in meeting the County's Regional Housing Needs Allocation.
5. Providing a portion of the site to be developed as a business park, commercial area, or such related uses, in support of the County's further economic development.
6. Permanent conservation of 388 acres of oak woodlands or similar habitat located off-site.

## **2.5 PROJECT COMPONENTS**

### **2.5.1 Vesting Tentative Tract Map**

The proposed VTTM proposes a large lot subdivision of the 288-acre Dana Reserve into 20 private lots and 22 common area lots that would be managed by a Homeowners Association (HOA) or similar entity(ies) (Figure 2-8). The private lots would include:

- Seven lots (Lots 3 through 9) ranging between 12.45 and 39.63 acres designated for Single-Family Residential uses;
- Three lots (Lots 1, 2, and 12) ranging between 4.26 and 11.61 acres designated for Multi-Family Residential uses;

- Two existing Residential Rural lots (Lots 10 and 11) on which no additional residential development is proposed, but which are included in the DRSP to provide access and utility connections from the Specific Plan Area to Willow Road, including providing areas for public roadways, a transit center, open space, and landscaped areas;
- Four lots (Lots 13 through 16) ranging between 2.74 and 8.85 acres in size designated for Flex Commercial uses;
- Three lots (Lots 17, 18, and 19) ranging between 1.13 and 2.8 acres in size designated for Village Commercial use; and
- One 0.88-acre lot (Lot 20) designated for Recreation use.

Residential lots are generally organized into 10 separately identified neighborhoods, as further described below. Future proposed development of these larger lots/neighborhoods would require the submittal of additional future tract maps to further subdivide the neighborhoods into individual lots for private ownership and single-family or multi-family uses. These future subdivisions would also be subject to the adopted Development Agreement to implement the Specific Plan improvements.

The common area lots would be privately owned and maintained by an HOA or similar entity(ies) but would be accessible and available to the general public, except for the approximately 10-acre neighborhood park, which the applicant proposes to be dedicated in fee to and maintained by the County. These common areas include pocket parks and open space areas, trails, recreation areas, landscaping, and drainage basins. Maintenance responsibilities for these areas would be funded and provided by an HOA or similar entity(ies) associated with the future development of the private lots. Common area lots would include:

- One 10-acre lot (Lot M/33) to accommodate a public neighborhood park;
- One 1.01-acre lot (Lot W/43) to accommodate an equestrian staging area; and
- Twenty lots to accommodate a mixture of open space, trails, landscaping, and drainage basin uses.

## **2.5.2 Environmental Review of Subsequent Development Proposals**

The DRSP EIR is intended to expedite the processing of future projects that are consistent with the DRSP and consistent with the analysis and findings of this EIR. Therefore, though the specific details of future developments within the DRSP are not currently known, this EIR evaluates a reasonable maximum development scenario that would be allowed by the Specific Plan, as illustrated in the Conceptual Master Development Plan (Figure 2-9). Similarly, identified off-site improvements have not been designed and their precise location is not yet known.

If, when considering subsequent development proposals, the County and/or applicable responsible agencies determines that a proposed development would be consistent with the uses described herein and would not result in new or more severe significant environmental effects or require additional mitigation, the County and/or applicable responsible agencies can approve the project without additional environmental review (California Government Code Section 65457 and State CEQA Guidelines Section 15182). However, if there are significant changes proposed that are not consistent with the approved DRSP or the type and level of development analyzed in this EIR that the County and/or applicable responsible agencies concludes may result in new significant environmental impacts, additional environmental review would be required consistent with the requirements of State CEQA Guidelines Section 15162.







Source: Dana Reserve Specific Plan

Figure 2-9. DRSP Proposed Conceptual Master Development Plan.

## 2.5.3 Dana Reserve Specific Plan

The proposed DRSP includes land use and development standards for residential, commercial, recreation, and open space uses; policies for circulation improvements and provision of utilities and services; and a phasing/implementation plan that describes the public facility financing mechanisms available for the ongoing maintenance of public and private improvements required for the DRSP. Each of the main components of the DRSP are described in further detail below.

### 2.5.3.1 Land Use and Development Standards

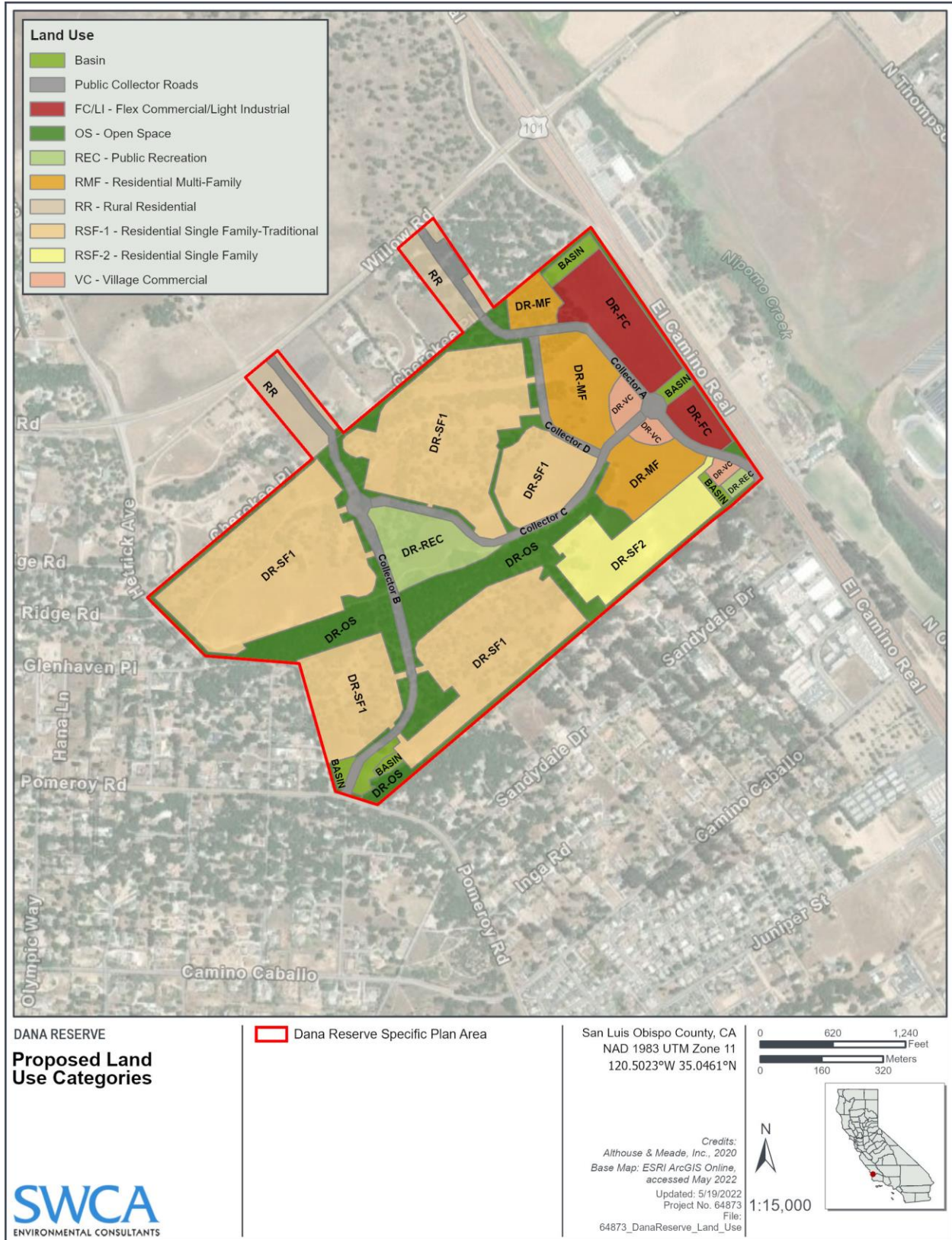
The DRSP includes land use designations with a development plan and guidelines for any development within the DRSP. The proposed land use designations are separated into three primary categories: Residential, Commercial, and Recreation and Open Space. The DRSP includes land use designations and guidelines for single- and multi-family residential land uses within 10 identified neighborhoods and commercial land uses planned near the project's frontage along US 101. The DRSP also identifies areas reserved for public recreation, neighborhood parks, trails, and open space.

The land use category for the DRSP project area would be redesignated from "Residential Rural" to "Dana Reserve Specific Plan." The Dana Reserve Specific Plan would establish the following land use districts within the Specific Plan Area:

- Residential Land Uses
  1. Residential Single-Family 1 (DR-SF1)
  2. Residential Single-Family 2 (DR-SF2)
  3. Residential Multi-Family (DR-MF)
- Commercial Land Uses
  1. Village Commercial (DR-VC)
  2. Flex Commercial (DR-FC)
- Recreation and Open Space Land Uses
  1. Recreation (DR-REC)
  2. Open Space (DR-OS)

As part of the DRSP, no changes to the existing Residential Rural land use designations are proposed for APNs 091-301-031 and 091-301-030 at the north end of the Specific Plan Area, and they are included within the DRSP only for the purposes of accommodating Collector A, which would provide providing access and infrastructure connections, as well as public facilities such as a park and ride lot, as described below.

An overview of the proposed land use districts within the DRSP is identified in Figure 2-10 and summarized in Table 2-2.



**Figure 2-10. Proposed land use categories.**

**Table 2-2. Land Use Summary**

Land Use	Acres <sup>1</sup>	Density Range (dwelling units/ acre)	Potential Units	Potential Square Feet
<b>Residential</b>				
Residential Single-Family-1 (DR-SF1)	132.6	4–7	707	-
Residential Single-Family-2 (DR-SF2)	16.9	<del>11–13</del> 7.5–8.5	124	-
Residential Multi-Family (DR-MF)	23.5	18–24	458	-
Public Park (DR-REC)				
• Public Park (10 acres)	11 <sup>2</sup>	-	-	-
• Equestrian Staging (1 acre)				
Pocket Parks <sup>3</sup>	-	-	-	-
Primary Roads	21.9	-	-	-
Residential Rural (RR) – Existing	10	-	-	-
<i>Residential Subtotal</i>	<i>215.9</i>	<i>-</i>	<i>1,289</i>	<i>-</i>
<b>Commercial and Nonresidential</b>				
Village Commercial (DR-VC) and Flex Commercial (DR-FC)	22.3			
• Visitor Serving / Hotel		-	-	113,000
• Education				60,000
				30,000
Internal Neighborhood Roads <sup>3</sup>	-	-	-	-
Park and Ride <sup>4</sup>	-	-	-	-
<i>Commercial Subtotal</i>	<i>22.3</i>	<i>-</i>	<i>-</i>	<i>203,000</i>
<b>Open Space</b>				
Open Space (DR-OS)	49.8 <sup>2</sup>	-	-	-
• Open Space				
• Trails				
• Basins				
<i>Open Space Subtotal</i>	<i>49.8</i>	<i>-</i>	<i>-</i>	<i>-</i>
<b>Total</b>	<b>288.0</b>	<b>-</b>	<b>1,289</b>	<b>110,000–203,000</b>

<sup>1</sup> All acreage and potential units can be adjusted up to 10% to address site-specific constraints and more suitable site design, subject to County review.

<sup>2</sup> Minimum requirement.

<sup>3</sup> Internal Neighborhood Roads and Pocket Parks acreage located within Residential Single-Family land use acreage calculation.

<sup>4</sup> Park and Ride acreage located within Primary Roads.

As shown in Figure 2-10 and Table 2-2, approximately 215.9 acres, or 75%, of the 288-acre Specific Plan Area is proposed for residential uses within the 10 residential neighborhoods. This includes proposed single- and multi-family units, residential roadways, pocket parks, the approximately 10-acre neighborhood park and 1-acre equestrian staging area, and the existing Residential Rural parcels (APNs 091-301-030 and 091-301-031) at the north end of the Specific Plan Area between Cherokee Place and Willow Road. Approximately 22.3 acres, or 7.7%, of the Specific Plan Area is within the Flex Commercial or Village Commercial land use categories adjacent to US 101. The remaining 49.8 acres, or 17.3%, of the Specific Plan Area would be designated for Open Space uses, including undeveloped open space, public trails, and stormwater drainage basins. The land use acreages are summarized in Table 2-3.

**Table 2-3. Land Use Acreage Summary**

Land Use	Acres	Percent*
<b>Residential</b>		
Residential Single-Family-1 (DR-SF1)	132.6	46.0%
Residential Single-Family-2 (DR-SF2)	16.9	5.9%
Residential Multi-Family (DR-MF)	23.5	8.2%
Recreation (DR-REC)	11	3.8%
Primary Roads	21.9	7.6%
Residential Rural (RR) – Existing	10	3.5%
<i>Residential Subtotal</i>	<i>215.9</i>	<i>75%</i>
<b>Commercial</b>		
Village Commercial (DR-VC)	4.4	1.5%
Flex Commercial (DR-FC)	17.9	6.2%
<i>Commercial Subtotal</i>	<i>22.3</i>	<i>7.7%</i>
<b>Open Space</b>		
Open Space (DR-OS)	49.8	17.3%
<i>Open Space Subtotal</i>	<i>49.8</i>	<i>17.3%</i>
<b>Total</b>	<b>288.0</b>	<b>100%</b>

\* All statistics are approximate.

The DRSP includes the proposed subdivision of the residential areas into 10 general neighborhoods (NBDs). NBDs 3 through 9, as shown in Figure 2-9, are anticipated to be further subdivided into individual privately owned single-family lots. Lot sizes would vary between neighborhoods but would generally range between 4,000 square feet (0.9 acre) and 10,000 square feet (0.2 acre). NBD 8 includes an approximately 3-acre amenity site; it is anticipated that the amenity site would include a clubhouse, recreational area, and pool facility, which would be membership facilities similar to other HOA amenities. In addition, NBDs 1, 2, and 10 are proposed to be developed with multi-family development, and NBD 10 has been identified for affordable housing.

The location of the proposed residential neighborhoods is shown in Figure 2-9 and the proposed size and dwelling unit count for each proposed residential neighborhood is shown in Table 2-4.

**Table 2-4. Housing Development Neighborhood Summary**

NBD	Product Type	Land Use	Land Use Acres	% of Gross Site	Unit Count
1	Multi-Family	DR-MF	8.7	3.0%	173
2	Multi-Family	DR-MF	10.5	3.6%	210
3	Cluster	DR-SF2	16.9	5.9%	124
4	4,000–5,000 sf lot	DR-SF1	11.4	4.0%	72
5	4,000–5,000 sf lot	DR-SF1	17.2	6.0%	104
6	4,000–5,000 sf lot	DR-SF1	18.6	6.5%	114
7	4,500–8,700 sf lot	DR-SF1	28.9	10.0%	157
8	5,000–8,600 sf lot	DR-SF1	16.8	5.8%	62

NBD	Product Type	Land Use	Land Use Acres	% of Gross Site	Unit Count
9	4,500–10,000 sf lot	DR-SF1	39.7	13.8%	198
<i>Subtotal</i>			<i>168.7</i>	<i>58.6%</i>	<i>1,214</i>
10	Affordable units <sup>1</sup>	DR-MF	4.3	1.4%	75 minimum (72.96 required)
N/A	Internal Neighborhood Roads <sup>1,2</sup>	-	-	-	-
N/A	Pocket Parks (Park) <sup>1,2</sup>	-	-	-	-
N/A	Public Recreation	DR-REC	11	3.8%	-
N/A	Primary Roads	-	21.9	7.6%	-
N/A	Park and Ride <sup>2,3</sup>	-	-	-	-
N/A	Residential Rural <sup>3,4</sup>	RR	10	3.5%	-
<b>Total</b>			<b>215.9</b>	<b>75%</b>	<b>1,289</b>

Notes: sf = square feet. All land use, percent of gross site, and unit counts shown above are approximate.

<sup>1</sup> Minimum requirement for affordable units is 6% of market rate units.

<sup>1,2</sup> Internal Neighborhood Roads and Pocket Park acreage accounted for under Residential Neighborhood totals.

<sup>2,3</sup> Park and Ride acreage accounted for under Primary Roads.

<sup>3,4</sup> Residential Rural is an existing land use and only included for the purposes of access and infrastructure connections. A transit center and Park and Ride lot would be located within the RR land use designation adjacent to Collector A.

The DRSP provides development standards for each use and land use district identified in the Specific Plan. In addition to new residential, commercial, and recreation/open space uses, future buildout of the Specific Plan Area would include internal roads, trails, and expanded utility infrastructure to serve the community. Each of these project components is described in the sections below.

### 2.5.3.1.1 RESIDENTIAL DEVELOPMENT STANDARDS

The DRSP would allow for a variety of residential land uses with varying density ranges and development standards. These include Residential Single-Family 1 (DR-SF1), Residential Single-Family 2 (DR-SF2), and Residential Multi-Family (DR-MF), as described below:

- **Residential Single-Family 1 (DR-SF1)** would allow for the development of single-family homes on lots ranging from 4,000 to 10,000 square feet in size, which would be detached or attached, and would be one to two stories tall. Gross density would range between four to seven dwelling units per acre.
- **Residential Single-Family 2 (DR-SF2)** would allow for the development of single-family homes on lots ranging between 3,300 to 3,999 square feet, which would be detached or attached, and would be one to two stories tall. Gross density would range between 11 to 13 ~~7.5 to 8.5~~ dwelling units per acre.
- **Residential Multi-Family (DR-MF)** would allow for the development of multi-family development with a wide range of housing types, which would be detached or attached and one to three stories tall. These uses would be located in close proximity to commercial areas and community services and facilities proposed in the eastern portion of the Specific Plan Area. Gross density would range between 18 and 24 dwelling units per gross acre (excluding any allowable density bonuses). The DRSP provides that multi-family homes should have private outdoor features, such as balconies or patios, and access to common outdoor areas on-site.

Development standards for Residential Single-Family and Residential Multi-Family uses are detailed in Table 2-5.

**Table 2-5. Residential Development Standards**

	DR-SF1	DR-SF2	DR-MF
<b>Minimum Setbacks</b>			
Front	16 ft	10 ft	10 ft
Side	5 ft	0–5 ft	5 ft
Street	10 ft	10 ft	10 ft
Rear	12 ft	5 ft	10 ft
Garage	20 ft from back of sidewalk	5 ft from motor court	-
Garage/carport	-	-	20 ft from back of sidewalk
<b>Minimum Building Separation</b>			
Principal Building	N/A	N/A	10 ft
Between Facing Garages	N/A	N/A	28 ft
<b>Maximum Porch Encroachment</b>			
	6 ft	N/A	3 ft
<b>Allowable Density</b>			
	4–7 du/ac	11–13 <del>7.5–8.5</del> du/ac	18–24 du/ac <sup>1,2</sup>
<b>Maximum Lot Coverage<sup>3</sup></b>			
NBDs 4–7	55%	65%	70% (net)
NBDs 8–9	60%		
<b>Maximum Height<sup>4</sup></b>			
	30 ft, two stories (refer to special height restrictions for NBDs 7, 8, 9, described below)	35 ft, two stories	45 ft, four stories <sup>5</sup>
<b>Special Height Restrictions</b>			
NBDs 7–9	Lots directly adjacent to Hetrick Avenue and Sandydale Drive are limited to 22 ft, one story	-	-
<b>Typical Lot Size</b>			
	4,000 sf–10,000 sf	3,300 sf–3,999 sf	-
<b>Pocket Park Space<sup>6</sup></b>			
NBD 3	-	1.5–2.0 acres	-
NBD 4	0.7–0.9 acres	-	-
NBD 5	1.1–1.5 acres	-	-
NBD 6	0.7–1.0 acres	-	-
NBD 7	2.1–3.0 acres	-	-
NBD 8	0.6–1.1 acres	-	-
NBD 9	1.8–2.5 acres	-	-
Pocket Park Total	8.5–12 acres		-

	DR-SF1	DR-SF2	DR-MF
<b>Minimum Common Open Space</b>	-	-	30% net site area
<b>Minimum Private Open Space</b>	300 sf rear yard with 12-ft minimum depth	300 sf side or rear yard with 10-ft minimum depth.	80 sf per home (may include patios, decks, balconies, or porches)
<b>Parking</b>	2 enclosed off-street parking spaces per home	2 enclosed off-street parking spaces per home; plus 1 guest space per 5 homes	1 space per studio or 1 bedroom <sup>7</sup> 1.5 spaces per 2 bedroom <sup>7</sup> 2.0 spaces per 3 bedroom <sup>7</sup> 1 guest space per 5 homes <sup>7</sup>

Notes: ft = feet; sf = square feet; du/ac = dwelling unit per acre

<sup>1</sup> Allowable dwellings for DR-MF land use based on units per gross acre.

<sup>2</sup> Excludes density bonuses.

<sup>3</sup> Accessory Dwelling Units (ADUs) would be allowable and would not count towards lot coverage.

<sup>4</sup> A building may exceed the height indicated if it has a pitched roof with a slope grader than 2.5/12, and the additional height above the maximum allowed is used to achieve this pitched roof.

<sup>5</sup> 33 feet to the top of plate, 45 feet to the roof.

<sup>6</sup> Sizes shown are approximate and may vary.

<sup>7</sup> Standards may vary based on State Density Bonus laws.

Residential neighborhoods within the Specific Plan Area would be designed to accommodate installation of solar panels on rooftops per the County Building Code. While no specific architectural style is required for the DRSP, design guidelines have been included in the DRSP to guide the architectural design of future projects as they are submitted and are intended to reflect the rural history of the community.

The DRSP also includes residential fencing standards that permit fencing along the front, side, and rear property lines; prohibit fencing within the required street setback area; establish a 5-foot setback requirement from the primary street facing façade of a primary residence; and limit the height of fencing to 42 inches for front yard fences and 6 feet minimum/maximum for side and rear yard fences.

Table 2-6 outlines the allowable land uses within the proposed Residential Single-Family and Residential Multi-Family land use districts within the Specific Plan Area and the applicable permits and processes that would be required prior to County approval of each use.

**Table 2-6. Residential Allowable Uses**

	DR-SF1	DR-SF2	DR-MF
<b>Primary Uses</b>			
Single-Family Dwellings	ZC	ZC	N
Multi-Family Dwellings	N	N	ZC
<b>Secondary Uses</b>			
Accessory Dwelling Unit (Secondary Dwelling) <sup>1</sup>	ZC	ZC	ZC
Child Daycare – Family Daycare Homes (less than 12 children)	ZC	ZC	ZC
Child Daycare – Family Daycare Homes (12 or more children)	MUP	MUP	MUP



	DR-SF1	DR-SF2	DR-MF
Community Center/Clubhouse/Pool	ZC	ZC	ZC
Community Garden	ZC	ZC	ZC
Detached Garage	ZC	N	N
Home Occupation <sup>2</sup>	ZC	ZC	ZC
Pocket Park	ZC	ZC	ZC
Residential Accessory Uses <sup>3</sup>	ZC	ZC	ZC
Residential Care Home, 6 or Fewer Boarders	ZC	ZC	ZC
Residential Care Home, 7 or More Boarders	N	N	MUP

Notes: ZC = Zoning Clearance; SP = Site Plan; MUP = Minor Use Permit; N = Not Permitted. Uses listed are consistent with County use definitions, where applicable.

<sup>1</sup> Governed by applicable state law.

<sup>2</sup> Home Occupation uses are home business that meet the County's home occupation requirements (e.g., no more than one customer at a time, no signage, etc.)

<sup>3</sup> Residential Accessory Uses include sheds, workshops, studios, etc.

## Accessory Dwelling Units

In addition to the uses described above, the County's Accessory Dwelling Unit (ADU) Ordinance would also allow for ADUs and Junior ADUs (JADUs) as a permitted use in all areas of the Specific Plan Area that allow for residential uses, consistent with state ADU law. Except as otherwise mandated by state ADU law, all ADUs would be required to comply with the standards (including, but not limited to, setbacks, height, size, and parking) of County LUO Section 22.30.470 (Residential - Accessory Dwellings), which allows for a variety of ADU types, consistent with state law, including: (1) one ADU and one JADU within a proposed single-family dwelling or existing structure; (2) one new detached ADU and one JADU on a lot with a single-family dwelling; (3) multiple ADUs within an existing multi-family dwelling or development, at least one unit and not more than 25% of total existing dwellings; and (4) up to two detached ADUs on a lot with an existing multi-family dwelling.

Development of ADUs and JADUs would be permitted consistent with state ADU law, including requirements for minimum setbacks, maximum size, maximum height, and parking requirements. For attached ADUs, minimum front setbacks would comply with the requirements applicable to the attached single-family dwelling unit.

Since the approval of multiple pieces of legislation starting in 2019, construction and use of ADUs and JADUs on qualifying parcels are allowed in San Luis Obispo County through ministerial approval, meaning they are not subject to a discretionary review process and are statutorily exempt from CEQA. Although ADUs are statutorily exempt from CEQA, the DRSP project is not; therefore, the potential for ADUs and JADUs to be developed as part of the entitlements requested by the DRSP project has been evaluated in this EIR.

For purposes of this EIR analysis, it is assumed that up to 152 ADUs or JADUs could be developed within the Specific Plan Area over the life of the project. Based on the Housing Element of the County's General Plan and historic ADU development within the unincorporated area of San Luis Obispo County since recent state ADU laws came into effect, this represents a reasonable anticipated maximum development scenario for ADUs and JADUs within the Specific Plan Area. Historic ADU development within the unincorporated County since 2019 is shown in Table 2-7.

**Table 2-7. Historic ADU Development within Unincorporated San Luis Obispo County**

Year	ADU Permit Applications	ADU Permits Issued	Constructed ADUs
2019	39	12	1
2020	95	41	10
2021	136	65	30
<b>Total</b>	<b>270</b>	<b>118</b>	<b>41</b>

The County’s Housing Element assumes that 185 ADUs will be constructed each year in the unincorporated county. This is based on five times the number of ADUs approved, under construction, or completed in 2019 and reflects an anticipated increase in ADU development within the County as the state continues to encourage this type of housing development. The number of constructed ADUs has increased in the county, as shown in Table 2-7; however, actual ADU development over the last 3 years has totaled 41 units, or just under 14 ADUs per year countywide. While actual ADU development may increase in future years (the number of applications, permits issued, and ADUs constructed has increased each year between 2019 and 2021), actual ADU production in the county (approximately 14 ADUs/year) is substantially less (7.5%) than the 185 ADU per year projection in the Housing Element.

Based on 2019 U.S. Census data, the total number of households in Nipomo was 5,958 in 2019, representing roughly 11.6% of the estimated 51,191 housing units in the unincorporated county in 2018. If the proportionate amount of ADU development (11.6%) were to occur in the Nipomo area, the Housing Element would assume development of approximately 22 ADUs in the Nipomo area each year. If the proportionate amount of ADU development (11.6%) were to occur in the Nipomo area based on historic ADU development trends within unincorporated San Luis Obispo County (see Table 2-7), it would be assumed that the Nipomo area would accommodate development of approximately 1.6 ADUs per year (11.6% of 14 ADUs/year). Therefore, the 152 ADUs that this EIR assumes would be developed within the Specific Plan Area over the project lifetime conservatively represents approximately 100 years of ADU development per the historic ADU development trends within the entire Nipomo community. For comparison purposes, based on updated 2020 U.S. Census Data, the number of households in Nipomo increased to 6,327 in 2020.

## Edge Development

Layout of the land use areas and neighborhoods within the Specific Plan Area would provide buffering between proposed primary uses and existing adjacent residential development as described below. ADUs and/or JADUs would be allowed per state law requirements.

- Northern DRSP Property Line
  1. NBDs 5, 6, and 9 would provide a minimum separation of 97 feet comprised of minimum 12-foot-wide rear yard setbacks on NBDs 5, 6, and 9 lots; a 30-foot-wide equestrian trail; 25-foot-wide Cherokee Place; and minimum 30-foot-wide rear yard setbacks for the existing Residential Rural lots north of Cherokee Place.
- Southern DRSP Property Line
  1. NBD 3 would provide a minimum building separation of 65 feet comprised of minimum 5-foot-wide rear yard setbacks on NBD 3 lots, a 30-foot-wide equestrian trail, and a minimum 30-foot-wide rear yard setback for the existing Residential Suburban lots fronting onto Sandydale Drive.
  2. NBD 7 would provide a minimum building separation of 72 feet comprised of a minimum 12-foot-wide rear yard setback on NBD 7 lots, a 30-foot-wide equestrian trail, and a minimum 30-foot-wide rear yard setback for the existing Residential Suburban lots

fronting onto Sandydale Drive. Primary residences in NBD 7 immediately adjacent to the southern DRSP property line are required to be one story.

- Western DRSP Property Line
  1. NBD 8 would provide a minimum building separation of 102 feet comprised of a minimum 12-foot-wide rear yard setback on NBD 8 lots, the 60-foot-wide Hetrick Avenue ROW, and a minimum 30-foot-wide side/rear yard setback for the existing Residential Suburban lots fronting onto Pomeroy Road or Calimex Place. Primary residences in NBD 8 immediately adjacent to the western DRSP property line are required to be one story.
  2. NBD 9 would provide a minimum building separation of 132 feet comprised of a minimum 12-foot-wide rear yard setback on NBD 9 lots, a 30-foot-wide equestrian trail, the 60-foot-wide Hetrick Avenue ROW, and a minimum 30-foot-wide side yard setback for the existing Residential Suburban lots siding onto Hetrick Avenue. Primary residences in NBD 9 immediately adjacent to the western DRSP property line are required to be one story.

## **Affordable Housing**

In concurrence with the goals and policies of the County's Housing Element and intent of the County's former Inclusionary Housing Ordinance (County LUO Section 22.12.080), the DRSP includes the proposed donation of NBD 10 to a local non-profit(s) to allow for the construction of a minimum of 75 affordable residential units on-site.

Additionally, an overarching goal and vision of the project is to provide affordable-by-design housing geared towards first-time homebuyers and starter homes. Based on market research done by the project applicant, NBDs 1 and 2 would provide the most affordable market-rate housing within the Specific Plan Area. In addition, NBDs 3, 4, 5, and 6 would provide 1,300- to 2,400-square-foot homes on 3,000- to 5,000-square-foot lots; market studies conducted by the project applicant indicate that the majority of development within these neighborhoods would be within an affordable range for workforce housing. Although there is no mechanism for ensuring long-term affordability of market-rate housing, the DRSP includes standards for the design, density, and type of housing in an effort to feasibly meet its goals for affordability by design.

### **2.5.3.1.2 COMMERCIAL DEVELOPMENT STANDARDS**

The DRSP contains a variety of commercial land uses with varying density ranges. These include Village Commercial (DR-VC) and Flex Commercial (DR-FC), as described below. More specifically, anticipated individual commercial land uses may include a village center, flex commercial, a neighborhood barn, a hotel, a daycare center, and an educational/training campus:

- **Village Commercial (DR-VC)** would allow for development of retail commercial and service establishments to meet daily shopping needs of residents and visitors and provide opportunities for community gathering and meeting spaces. These uses would be located adjacent to residential areas along collector or arterial streets and would serve to reduce the number of shopping trips for daily needs and encourage walking and bicycling trips.
- **Flex Commercial (DR-FC)** would allow for development of commercial, office, and light manufacturing uses to support local job-generating business, provide areas for highway traveler services and uses associated with tourists and vacationers on collectors within urban areas, and provide areas for development of public facilities and/or educational/training facilities to meet public needs.

The DRSP identifies commercial development standards to apply to the Village Commercial and Flex Commercial land uses within the Specific Plan Area and are intended to ensure consistency with the DRSP vision while guiding the implementation and review of individual development proposals by the County. The commercial development standards for Village Commercial and Flex Commercial land uses are provided in Table 2-8.

**Table 2-8. Commercial Development Standards**

	DR-VC	DR-FC
<b>Minimum Building Setbacks</b>		
Front	0 ft	10 ft
Interior Side	0 ft	0 ft
Street	0 ft	10 ft
Rear	Per County Building Code Requirements, except 15 ft if adjacent to residential use	20 ft
<b>Minimum Lot Size</b>		
	No minimum	0.5 acre
<b>Maximum Lot Coverage</b>		
	100%	70%
<b>Maximum Floor Area Ratio</b>		
	1.5; 2.5 for lodging or school uses	1.5; 2.5 for lodging or school uses
<b>Maximum Height</b>		
	35 ft, 2 stories; 50 ft, 4 stories for lodging or school uses	35 ft, 2 stories; 50 ft, 4 stories for lodging or school uses
<b>Minimum Private/Common Area Landscaping</b>		
	5% of parking area	10%
<b>Landscape Buffer</b>		
	-	Minimum of 10 ft along US 101
<b>Minimum Parking Requirements<sup>1,2</sup></b>		
Restaurants and Bars	1 space per 200 sf	1 space per 200 sf
Commercial/Retail	1 space per 250 sf	1 space per 250 sf
Commercial Service	-	1 space per 250 sf
Lodging	1 space per room + 5% of total	1 space per room + 5% of total
Schools (Colleges/University)	1 space per 3.4 students	1 space per 3.4 students
Schools (Preschools to Secondary)	-	1 space per 1 staff member + 1 space per 5 children
Daycare	1 space per 1 staff member + 1 space per 5 children	-
Office	1 space per 300 sf	1 space per 300 sf
Medical office	-	1 space per 200 sf
Small-Scale Manufacturing	-	1 space per 500 sf

Notes: ft = feet; sf = square feet

<sup>1</sup> Where two or more nonresidential uses are located on a single property, the number of parking spaces may be reduced at a rate of 5% for each nonresidential use, up to a maximum of 20%.

<sup>2</sup> Minimum parking requirements shall be calculated based on the net floor area in both Village Commercial and Flex Commercial areas of useable space within a building. However, parking requirement calculations shall not include storage areas or mechanical space.

Allowable land uses for the Village Commercial and Flex Commercial categories are detailed in Table 2-9. Other uses not listed below may be approved by the County Director of Planning and Building if found consistent with the intent of the DRSP and processed through a minor use permit, unless subsequent environmental review is required, as described in Section 2.5.2, *Environmental Review of Subsequent Development Proposals*.

**Table 2-9. Commercial Allowable Uses**

Land Uses	DR-VC	DR-FC
<u>Alternative Fueling Stations</u>	<u>ZC</u>	<u>ZC</u>
Animal Hospitals and Veterinary Medical Facilities	N	ZC
Automobile, Mobile Home, and Vehicular Dealers	N	N
Automobile Service Stations/Gas Stations/ <u>Alternative Fueling Installations</u>	N	N
Building Materials and Hardware	N	ZC
Child Daycare Centers	ZC	ZC
Drive-In and Drive-Thru Services	N	SP
Food and Beverage Products	N	ZC
Furniture and Fixture Products, Cabinet Shops	N	ZC
General Retail	ZC	ZC
Health Care Services	N	ZC
Health/Fitness Club	SP	SP
Heavy Manufacturing	N	N
Lodging – Hotels and Motels, 40 or more units	SP	SP
Neighborhood Market (<10,000 sf)	ZC	ZC
Neighborhood Market (<50,000 sf)	N	SP
Personal Services	ZC	ZC
Public Assembly and Entertainment Facilities	SP	SP
Offices	ZC	ZC
Residential <sup>1</sup>	MUP	MUP
Restaurant and Bars (including breweries, wine tasting, and distilleries)	SP	MUP
Schools – College and University	SP	SP
Schools – Preschool to Secondary	SP	SP
Small Scale Manufacturing	N	SP
Warehousing	N	N

Notes: ZC = Zoning Clearance; SP = Site Plan; MUP = Minor Use Permit; N = Not Permitted. Per County use definitions, where applicable.

<sup>1</sup> Governed by applicable state law

Similar to the Residential Development Standards, no specific architectural style is required for commercial uses within the DRSP; however, design guidelines have been included in the DRSP to guide the architectural design of future projects as they are submitted and are intended to reflect the rural history of the community.

The DRSP also includes commercial fencing standards that permit fencing along the side and rear yard property lines; prohibit fencing within minimum setback areas; make fencing adjacent to US 101 non-mandatory, except as required by Caltrans; and establish a 6-foot height minimum/maximum.

### 2.5.3.1.3 RECREATION AND OPEN SPACE DEVELOPMENT STANDARDS

The DRSP includes a variety of recreation and open space uses within the Recreation (DR-REC) and Open Space (DR-OS) land use district, as described below:

- **Recreation (DR-REC)** identifies areas having recreation potential where private or public development of recreational uses can be encouraged, such as public parks.
- **Open Space (DR-OS)** identifies areas having value as natural areas capable of supporting passive recreational activities, such as picnic areas and hiking trails.

Table 2-10 outlines the allowable land uses for the Recreation and Open Space land uses within the DRSP area.

**Table 2-10. Allowable Uses within Recreation and Open Space Land Use Areas**

Land Uses	DR-REC	DR-OS
<b>Primary Uses</b>		
Equestrian Facilities (Trails and Trailhead)	ZC	ZC
Public Neighborhood Park	ZC	N
Outdoor Athletic Facilities	ZC	N
Pedestrian Trails	ZC	ZC <sup>1</sup>
Public Parks and Playgrounds	ZC	N
Child Daycare Centers	ZC <sup>2</sup>	N
<b>Secondary Uses</b>		
Mobile Homes	N	N
Public Utility Facilities (Basins, Pumphouses)	SP	SP
Outdoor Sports and Recreational Facilities – Private	SP	N
Outdoor Sports and Recreational Facilities – Public	SP	N
Storage – Accessory	MUP	MUP
Temporary Events <sup>3</sup>		
• Farmer's Market		
• Non-Profit Events	SP	SP
• Private Parties		
• Movie Nights		

Notes: ZC = Zoning Clearance; SP = Site Plan; MUP = Minor Use Permit; N = Not Permitted. Per County use definitions, where applicable.

<sup>1</sup> Pedestrian trails in the Open Space land use category shall be unpaved.

<sup>2</sup> Child Daycare Centers within the DR-REC land use designation would be subject to minimum parking standards of one space per staff member plus one space for each five children. Minimum parking requirements shall be calculated based on the net floor area in Recreation area of useable space within a building. However, parking requirement calculations shall not include storage areas or mechanical space.

<sup>3</sup> Temporary events are subject to the Site Design Standard requirements outlined in Title 22, Section 22.30.610 of the County LUO.

The DRSP includes fencing standards for Recreation and Open Space land uses, including requiring 4-foot-tall, split-rail fencing along equestrian trails located adjacent to streets; establishing a 4-foot-maximum fence height adjacent to streets, parks, and open space; and providing for fencing adjacent to drainage basins per County requirements.

### 2.5.3.2 Conservation, Open Space, and Recreation

The DRSP includes 49.8 acres of land proposed for Open Space land use designation, including undeveloped open space, trails, and stormwater basins, which would comprise approximately 17.3% of the Specific Plan Area. Open Space area includes areas that would remain undeveloped long term, as well as areas that would provide opportunities for passive uses. Examples of areas intended to remain undisturbed long term include the primary oak woodland area centrally located within the Specific Plan Area, while passive open space areas would include pedestrian and equestrian trails, as well as seating areas.

The DRSP includes a 10-acre public neighborhood park and an approximately 1.01-acre equestrian trailhead and staging area within the Recreation land use category, as well as between 8.5 and 12 acres of publicly accessible but privately maintained pocket parks within residential neighborhoods. These areas comprise between approximately 6.8% and 9% of the Specific Plan Area. The 10-acre public neighborhood park was originally proposed to be dedicated as usable common open space and the project requested a waiver of 50% of Quimby fees per Section 21.09.020 of the County Code. Therefore, the project would not have developed the recreational facilities at the park; the County would have made those improvements at a later date, as funding becomes available, as part of their general management of County parks and facilities. County acceptance and maintenance of the public neighborhood park would be contingent upon County approval; currently, the County Parks and Recreation Department has not agreed to accept this park on behalf of the public and has indicated that there is currently no funding for County development or maintenance of the park. Refer to Chapter 10 for a description of changes to the proposed park in the 2023 Specific Plan.

The public neighborhood park would be accessible by the residents of the Specific Plan Area, as well as visitors and the community. The final park design has not been developed; however, Figure 2-11 provides a conceptual design of the park and the DRSP provides the following list of amenities that would be considered in final park design:

- Bicycle racks
- Drinking fountains
- Entry signage and landscaping
- Group and individual picnic areas
- Interpretive and educational panels
- Parking areas
- Playground or play features
- Restroom facilities
- Shade canopies
- Sports courts
- Trail connections
- Trash and recycle bins
- Wayfinding signage and/or kiosks

As shown in the conceptual design, it is anticipated that a future daycare center could be located within the proposed neighborhood park. This is not an exhaustive list and other complementary and/or similar amenities may also be included in the final design.

The proposed pocket park areas would be specific to each residential neighborhood within the DRSP area and integrated into a larger open space network. The pocket parks would be positioned along a system of connected trails to enable users to enter the trail system and safely walk to each park within the DRSP.

The DRSP pocket parks would be designed with multigenerational activities and would emphasize the physical and social inclusion of all ages and abilities. Pocket park features may include:

- Bicycle racks
- Children's play areas
- Picnic areas
- Neighborhood mailbox facilities
- Parking areas
- Trail connections

- Interpretive and educational panels
- Natural play areas
- Trash and recycle bins
- Wayfinding signage and/or kiosks



Figure 2-11. Neighborhood park conceptual site plan.

The DRSP includes proposed equestrian trailhead access at the property’s perimeter, as well as through open space areas to create a trail network through the Specific Plan Area. Approximately 3.1 miles of equestrian trails would be accessible to residents and the community. An equestrian trailhead is proposed at the southeast corner of the Dana Reserve (on Lot W), and trailhead facilities would include parking to allow for eight vehicles with trailers to pull through and park, hitching posts, information, and signage (Figure 2-12).





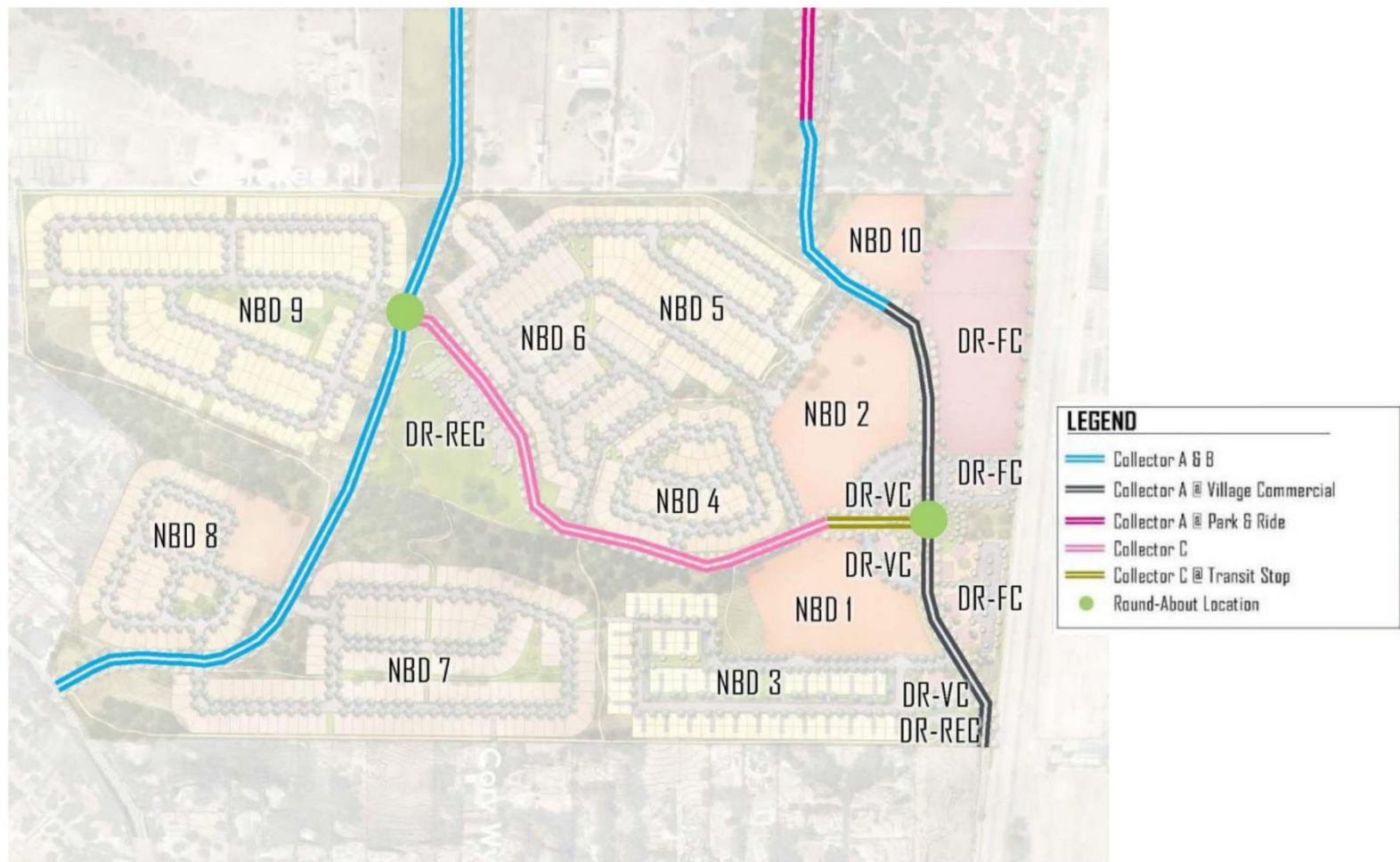
Figure 2-12. Equestrian trailhead conceptual site plan.

The DRSP includes a proposed pedestrian trail network to provide recreational opportunities and connect the individual neighborhoods to the commercial and job areas of the site without the need to use an automobile. Approximately 3.8 miles of pedestrian trails would be accessible to residents and the community. Pedestrian trails provided in the Specific Plan Area would be maintained by an HOA or similar entity(ies) to ensure ongoing maintenance of the trail system. A minimum 10-foot-wide trail easement would be provided to allow the trail to meander and provide for adequate landscaping and buffering/screening from adjacent properties. Trails within open space areas are proposed to be unpaved. Almost all of the streets within the Specific Plan Area would also contain sidewalks on both sides of the street, except for the private motor courts proposed in NBD 3.

In addition, NBD 8 includes an approximately 3-acre amenity site; it is anticipated that the amenity site would include a clubhouse, recreational area, and pool facility, which would be private membership facilities similar to other HOA amenities.

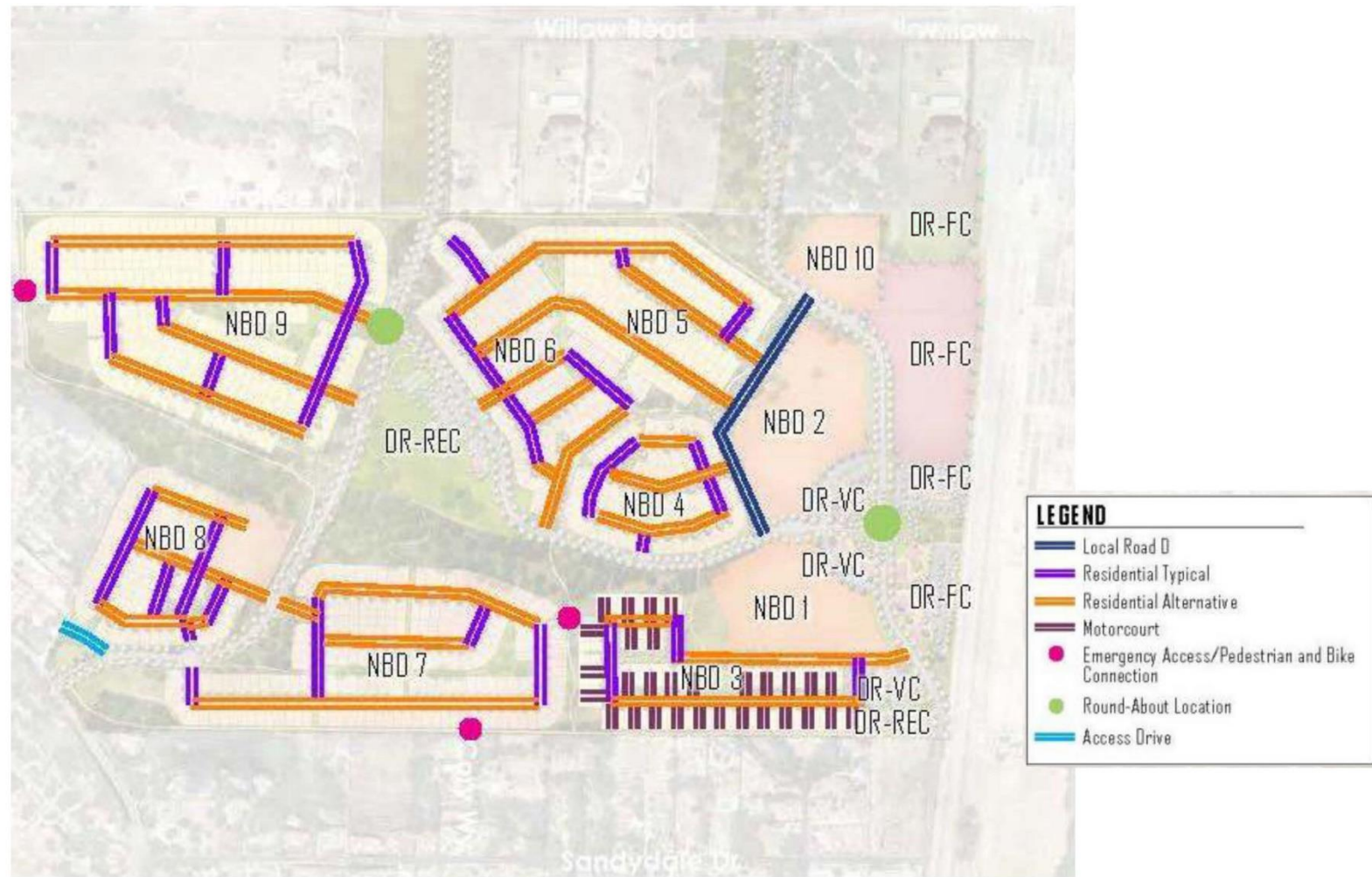
### 2.5.3.3 Circulation

The DRSP would allow for the future development of primary roadways that connect the Specific Plan Area to off-site roads within the vicinity to act as a continuation of County-maintained roadways. Primary roadways are identified as Collectors A, B, and C. Additional private roadways in the DRSP include local streets and motor courts (within NBD 3). Primary and local roadway systems are shown in Figures 2-13 and 2-14, and typical cross-sections of primary collector and local streets are shown in Figures 2-15 and 2-16.



Source: Dana Reserve Specific Plan

**Figure 2-13. Primary public roadway system.**



Source: Dana Reserve Specific Plan

**Figure 2-14. Local roadway system.**

### 2.5.3.3.1 INTERNAL ROADWAYS

#### Collector A: North Frontage Road to Willow Road

Collector A would be designed as a County-maintained public collector road and located in the eastern portion of the Specific Plan Area. Collector A is proposed as an extension of the existing North Frontage Road that currently terminates near the southeast corner of the Specific Plan Area. This road would provide a through connection from West Tefft Street in the south to Willow Road to the north and would provide access to infrastructure connections as well as public facilities such as a Park and Ride Lot. Construction of Collector A would also include improvement/paving at the Collector A/Cherokee Place intersection.

#### Collector B: Pomeroy Road to Willow Road

Collector B would be designed as a County-maintained public collector road and located in the western portion of the Specific Plan Area. The roadway would provide a direct connection through the Specific Plan Area from Pomeroy Road to Willow Road. At the proposed future Pomeroy Road connection, there would be a one-way stop intersection. Collector B would act as a functional alternative to Hetrick Avenue. The privately maintained southern portion of Hetrick Avenue would be accessed from Collector B instead of Pomeroy Road. Construction of Collector B would also include improvement/paving at the Collector A/Cherokee Place intersection.

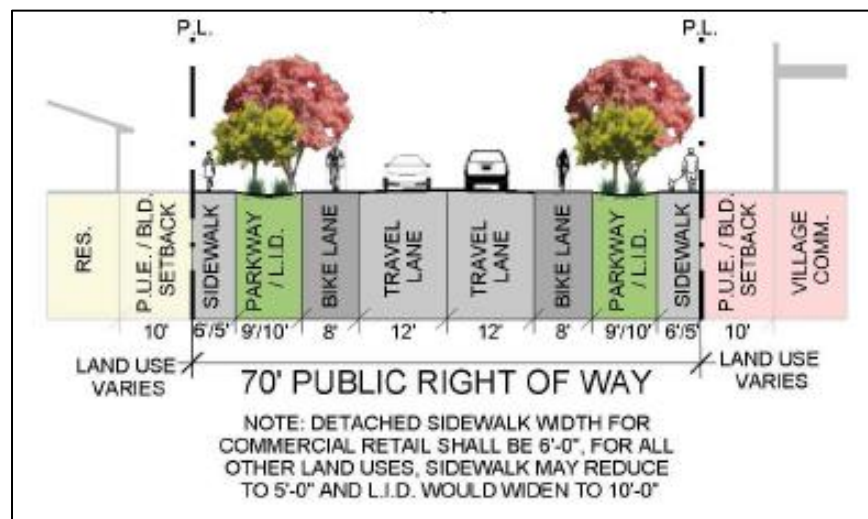


Figure 2-15. Collectors A and B – typical.

#### Collector C

Collector C would be designed as a County-maintained public collector road and located centrally within the Specific Plan Area. It would provide a direct east-to-west connection between the planned Collectors A and B. Roundabouts are proposed at the Collector A and Collector B intersections.

#### Local Streets (Residential)

Residential roadways would be located within the individual residential neighborhoods of the Specific Plan Area and would vary in orientation and design. Local streets are intended to provide connection from the residential neighborhoods to collector roads and would be privately maintained by an HOA or similar entity(ies). Circulation systems internal to the proposed neighborhoods are conceptual in nature and may be subject to change based on County review of future tract maps.

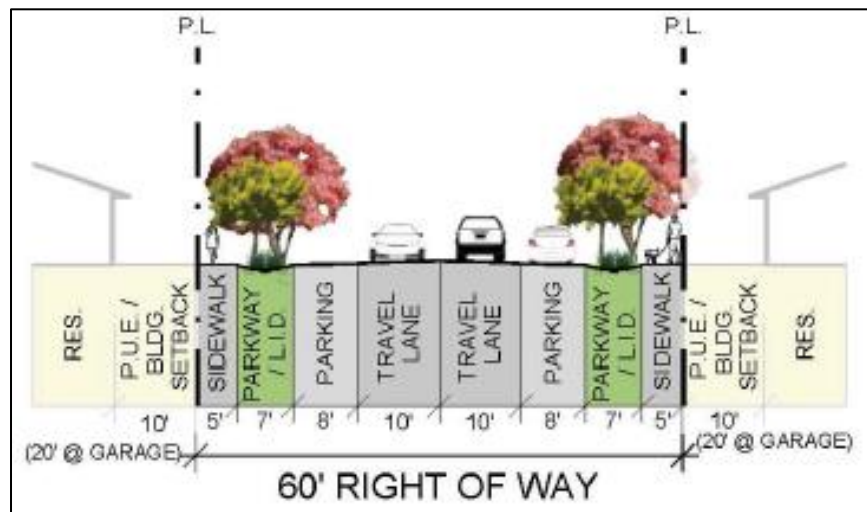


Figure 2-16. Single-family local street – typical.

### Private Motor Courts

Private motor courts are proposed within NBD 3 and would be privately maintained by an HOA or similar entity(ies). Private motor courts are private streets that would vary in orientation and are intended to provide access to adjacent local streets within the Specific Plan Area.

### Private Access Drive to Hetrick Avenue

A private access drive would be located on the west side of Collector B, near the intersection with Pomeroy Road. This access drive would maintain access for the adjacent property owners along Hetrick Avenue and would provide access to the adjacent stormwater basin. The southernmost extent of Hetrick Avenue would be closed, and the existing Hetrick Avenue/Pomeroy Road would be removed and replaced by the adjacent proposed Collector B/Pomeroy Road intersection.

### 2.5.3.3.2 INTERSECTIONS AND ROUNDABOUTS

The Specific Plan Area would include five connection points to the surrounding community:

- Proposed Collector A at Willow Road: a new signalized three-way intersection (located approximately 1,000 feet west of the US 101 on-ramps);
- Proposed Collector B at Willow Road: a one-way stop-controlled intersection allowing unimpeded traffic flow along Willow Road;
- Proposed Collector A at North Frontage Road;
- Proposed Collector B at Pomeroy Road: a one-way stop intersection allowing unimpeded traffic flow along Pomeroy Road; and
- Proposed Collectors A and B at Cherokee Place: new two-way stop intersections along Cherokee Place allowing unimpeded traffic flow along proposed Collectors A and B.

In addition to connection points, there are two proposed roundabouts within the Specific Plan Area. One of these roundabouts would be located along Collector A at the Village Commercial area where Collector A intersects with Collector C. The other roundabout would be located along Collector B adjacent to proposed NBDs 6 and 9 where Collector B intersects with Collector C.

### **2.5.3.3.3 EMERGENCY ACCESS**

Two additional emergency access points are proposed in the DRSP—through proposed NBD 9 adjacent to Hetrick Avenue and through NBD 7 as a continuation of Cory Way. Emergency access points would be constructed in compliance with California Department of Forestry and Fire Protection (CAL FIRE) standards. These emergency access points would be accessible to emergency vehicles only (not passenger vehicles), as well as pedestrian, bicycle, and equestrian users.

### **2.5.3.3.4 PARK AND RIDE LOT**

The Collector A street section has been designed to accommodate future northbound and southbound vehicular movement adjacent to a Park and Ride lot on APN 091-301-030 between Cherokee Place and Willow Road at the northern boundary of the Dana Reserve. Collector A is comprised of a minimum 156-foot public ROW with two separate areas—one area for the Collector A roadway and one for the Park and Ride lot. The Park and Ride lot would be comprised of a 24-foot travel lane and 18-foot parking stalls on both sides of the street centerline and will contain approximately 80 parking spaces.

### **2.5.3.3.5 PUBLIC TRANSIT**

Public transit stops would be included in the Specific Plan Area to encourage transit use by DRSP residents, employees, and visitors. Collectors A and C have been designed to accommodate a future transit stop within the Village Commercial area just west of the roundabout and at the Park and Ride location along Collector A just south of Willow Road. San Luis Obispo County Regional Transit Authority (RTA) is expected to provide service to and stops within these designated transit hub locations.

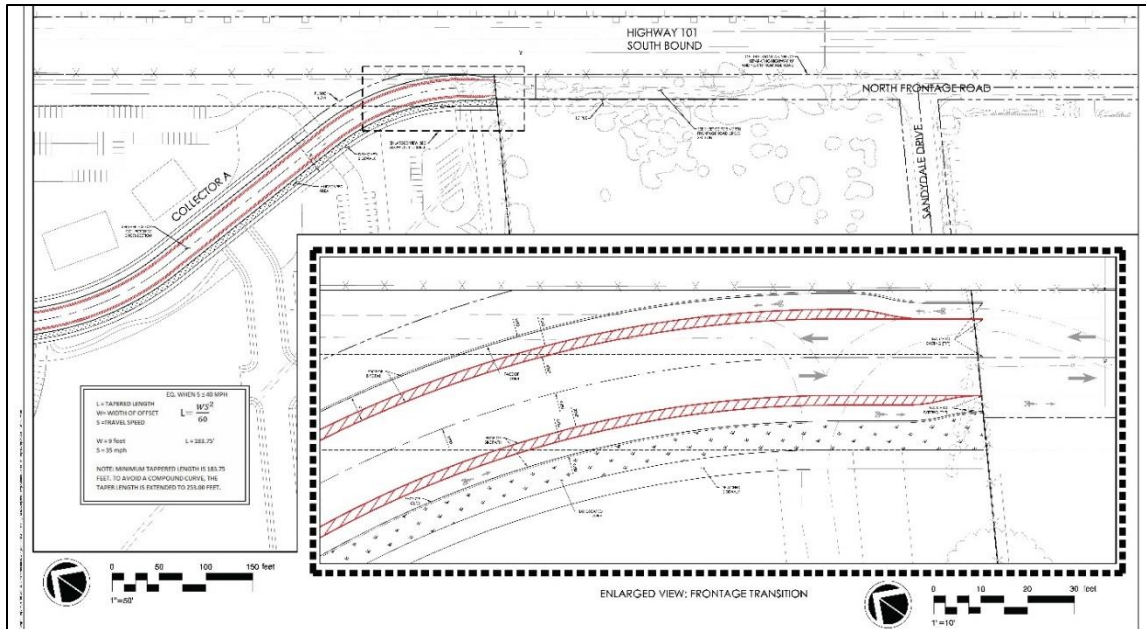
### **2.5.3.3.6 OFF-SITE TRANSPORTATION IMPROVEMENTS**

#### **North Frontage Road Improvements**

North Frontage Road is an existing off-site public collector road that runs parallel to US 101 just south of the Specific Plan Area. It currently dead-ends at the adjacent property (APN 091-325-022) near the southeast corner of the Specific Plan Area. The South County Circulation Study identifies the extension of North Frontage Road north to Willow Road as a future improvement.

The North Frontage Road connection parcel (APN 091-325-022) is an undeveloped parcel approximately 4.45 acres in size at the southeast corner of Dana Reserve. This parcel is not owned by the project applicant (and owner of the Dana Reserve), and it is not a part of the proposed Specific Plan Area. Although the parcel itself is not part of the Specific Plan Area, there is an existing 40-foot-wide County ROW extending north-south fronting through the parcel within which the roadway extension would be constructed. The North Frontage Road connection parcel is adjacent to four single-family residential lots to the west, Sandydale Drive and the North Frontage Road northern terminus to the south, US 101 to the east, and undeveloped Dana Reserve to the north.

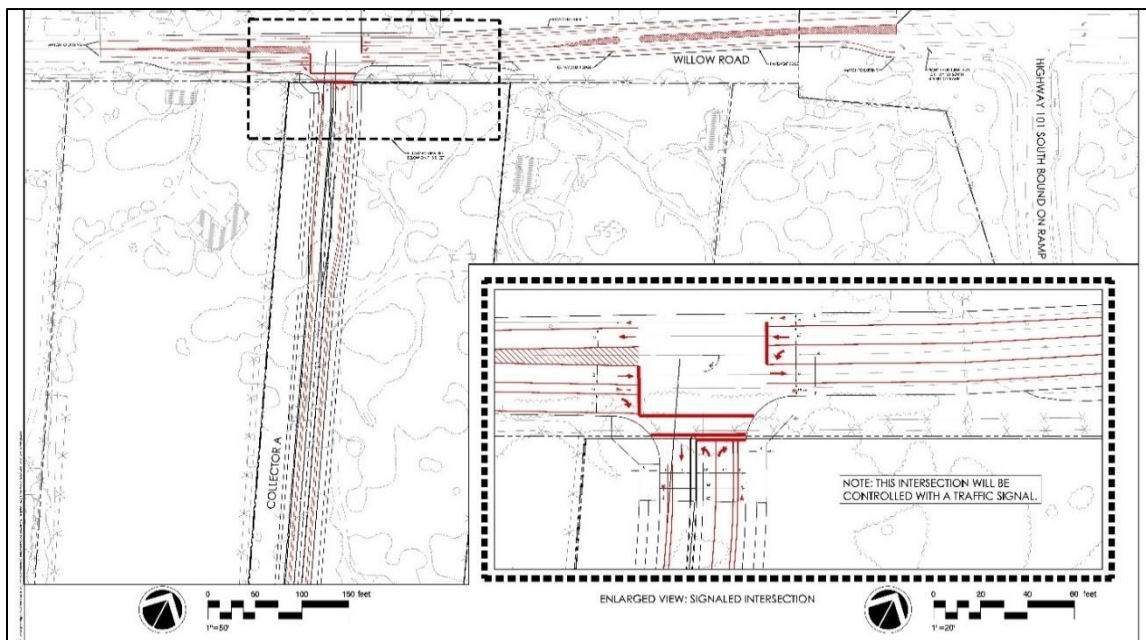
Prior to development of the DRSP, North Frontage Road would be required to be extended through the connection parcel (APN 091-325-022) and the Specific Plan Area to provide connection from West Tefft Street to Willow Road. The existing ROW area and proposed improvements are shown in Figure 2-17.



**Figure 2-17. North Frontage Road/Collector A extension.**

### Willow Road and Collector A Improvements

At the Willow Road/Collector A intersection, Willow Road would be expanded to provide turn pockets and intersection signalization. The public ROW along Willow Road is approximately 107 to 109 feet wide; all improvements would be located within existing ROW areas. Proposed off-site improvements at the Willow Road/Collector A intersection are shown in Figure 2-18.



**Figure 2-18. Willow Road/Collector A intersection.**

## **Willow Road and Collector B Improvements**

Transportation improvements at the Willow Road/Collector B intersection would be limited to the new connection and one-way stop control via Collector B. Minimal restriping along Willow Road would be necessary to accommodate the new connection to Collector B.

## **Cherokee Place Intersections**

Cherokee Place runs along the northern property line of the main parcel of the Specific Plan Area (APN 091-301-073), beginning at Hetrick Avenue in the west and terminating near the northeast corner of the Specific Plan Area. The project proposes two new intersections along Cherokee Place, at Collectors A and B. Cherokee Place is currently an unpaved roadway approximately 20 feet in width. The project would require improvements along Cherokee Place adjacent to the two northernmost Specific Plan parcels (APNs 091-301-031 and 091-301-030) and ROW dedication, to be reviewed and approved by the County Public Works Department. Along the frontage of these two parcels, the project is anticipated to improve the roadway to a 20-foot-wide paved section aligned with the existing unpaved road that lies within the northern 25-foot-wide offer of dedication on Cherokee Place. Minor transitional improvements immediately adjacent to these frontages would be required; no improvements on other portions of Cherokee Place adjacent to the Specific Plan Area are proposed. Exhibits reflecting these changes are located in Section 9-4 of the EIR.

## **Hetrick Avenue Improvements**

The portion of Hetrick Avenue off Pomeroy Road is a private road that runs along a portion of the southwestern boundary of the Specific Plan Area. The Nipomo Community Plan and South County Circulation Study identify Hetrick Avenue as a north-south connection between Pomeroy and Willow Roads; however, it has never been fully developed and has insufficient ROW width to complete a through-connection. With the addition of Collector B through the Specific Plan Area, the project proposes to close the existing direct connection of Hetrick Road at Pomeroy Road. To reduce turning movement conflicts on Pomeroy Road, access to parcels currently utilizing the direct connection of Hetrick Road at Pomeroy Road (the three existing residential properties to the west of Hetrick Avenue closest to Pomeroy Road) would be served by a new proposed access from Collector B (Figure 2-19).



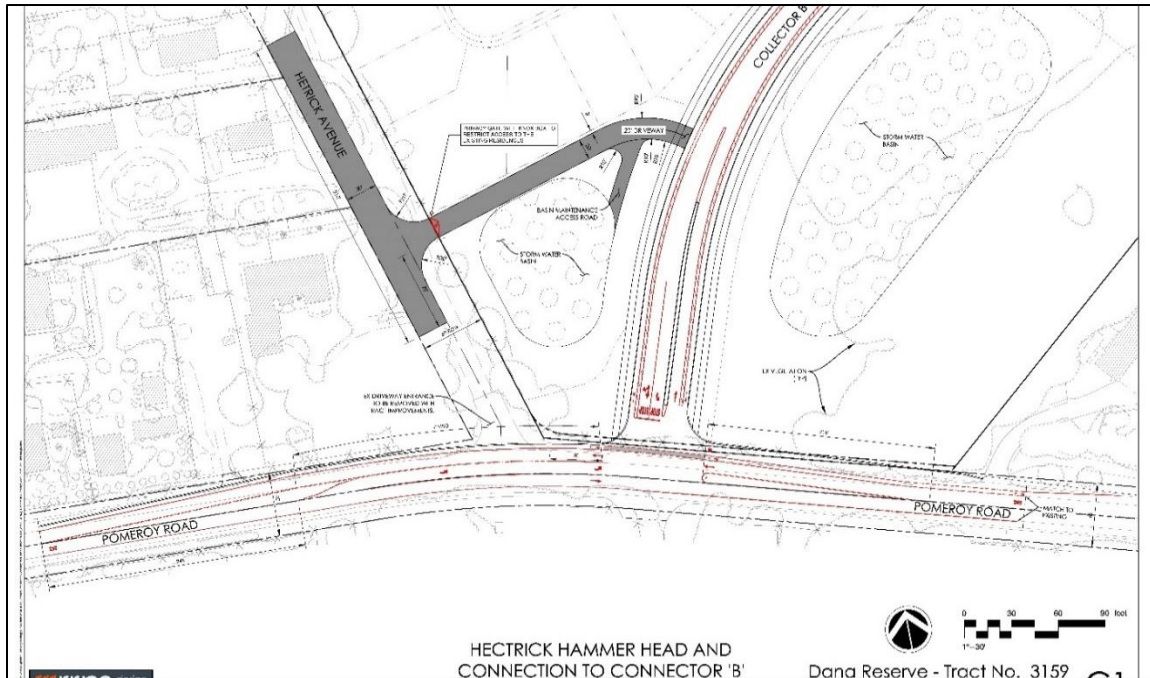


Figure 2-19. Hetrick Avenue access drive from Collector B.

## Pomeroy Road and Collector B Improvements

Pomeroy Road is an existing off-site public arterial road that is located in the southwest corner of the Specific Plan Area. It is currently designed with 12-foot-wide vehicular travel lanes and a Class II bicycle lane of varying width (5–7 feet wide) on both sides of the street. Collector B is proposed to provide a through-connection from Pomeroy Road to Willow Road through the Specific Plan Area (see Figure 2-13). A one-way stop-controlled intersection is proposed at the Pomeroy Road/Collector B intersection. This improvement would reroute a small portion of Pomeroy Road into the Specific Plan Area.

## Emergency Access

Two emergency accessways are proposed to ensure adequate fire and safety access to the Specific Plan Area. Emergency accessways would be provided from Hetrick Avenue into NBD 9 and from Cory Way into NBD 7. Minor improvements would be required to connect/tie existing roadways into proposed emergency access extensions into the Specific Plan Area. Hetrick Avenue is a private road that runs along a portion of the southwestern boundary of the Specific Plan. Cory Way is an existing off-site public local road that terminates at the southern property line of the Specific Plan Area. Hetrick Avenue would provide an emergency accessway at the northwest corner of the Specific Plan Area; Cory Way would provide an emergency access point at the southern boundary of the Specific Plan Area (see Figure 2-14). The emergency accessways would be constructed per CAL FIRE and County Public Improvement Standards. Emergency access would also be designed to accommodate pedestrian, bicycle, and equestrian access into the Specific Plan Area. No public or private vehicular access would be provided at these emergency accessways.

### 2.5.3.4 Utilities and Services

The project would require provision of infrastructure to support proposed development within the Specific Plan Area, including potable water, wastewater, stormwater, and other utilities, such as natural gas, electrical, telephone, and cable/data service. Domestic water and wastewater services for the Specific

Plan Area would be provided by the NCSD through an annexation into the NCSD service area. Potable water and wastewater would be provided through existing NCSD infrastructure within North Frontage, Willow, and Pomeroy Roads and an extension of water and wastewater infrastructure routed within public roads throughout the Specific Plan Area. Provision of water and wastewater services within the Specific Plan Area would also require a number of off-site improvements as described in Section 2.5.3.4.4, *Off-Site NCSD Improvements*.

#### **2.5.3.4.1 POTABLE WATER**

The potable water system for the Specific Plan Area is proposed to be comprised of a 12-inch main line extension from North Frontage Road, at the southeast corner of the Specific Plan Area, to Willow Road and would include an internally looped system of 8-inch public water main line, which would provide fire suppression to the development areas. These water lines would be routed within proposed public roads. The main trunk lines would be owned and operated by the NCSD. The private main line system for the commercial areas would be protected at each connection point to the public system with a double detector check assembly.

Domestic water services for each development within the Specific Plan Area would utilize County and NCSD standard water services and meters. Individual service connections would connect to the above-referenced 8-inch domestic main lines. Waterlines are proposed to be routed within streets or easements and would include fire hydrants located adjacent to roadways and spaced as required by state law and the County Fire Marshal. The proposed potable water backbone infrastructure is shown in Figure 2-20.

#### **2.5.3.4.2 RECYCLED WATER**

The DRSP project would install recycled water lines to make the project “recycled water” ready. If, in the future, the NCSD is able to provide recycled water to the Specific Plan Area, recycled water would be utilized for landscaping within the village and commercial areas, public recreation, neighborhood parks, and streetscape and parkway areas. Irrigation for these identified areas would be converted from potable water to recycled water at the time recycled water becomes available. The project proposes to install purple recycled waterlines within the backbone infrastructure of the Specific Plan Area as shown in Figure 2-21. Although recycled water is not currently available in Nipomo, this pipeline system would be available if and when the NCSD provides regional recycled water service.

#### **2.5.3.4.3 WASTEWATER**

The wastewater collected from within the Specific Plan Area would be conveyed to the NCSD’s existing infrastructure within North Frontage Road and then to the Southland WWTF located south of the project site along US 101 on Old Windmill Place. The project would require an extension of the existing 12-inch gravity line within North Frontage Road to provide sewer to the proposed development areas. The main trunk lines would be owned and operated by the NCSD. All water and sewer lines dedicated to, and accepted by, NCSD must be located within public streets or dedicated property; NCSD does not accept easements unless no reasonable alternative exists; new development projects can usually be designed to avoid a requirement for easements.

In addition to the extension of existing infrastructure, two proposed sewer lift stations would be located on two separate dedicated lots on the west side of the Specific Plan Area near Hetrick Avenue and Pomeroy Road that would be owned/operated by the NCSD. The proposed wastewater backbone infrastructure is shown in Figure 2-22. Additional off-site improvements to NCSD infrastructure would be required to serve the Specific Plan Area. These improvements are described in further detail in Section 2.5.3.4.4, *Off-Site NCSD Improvements*.

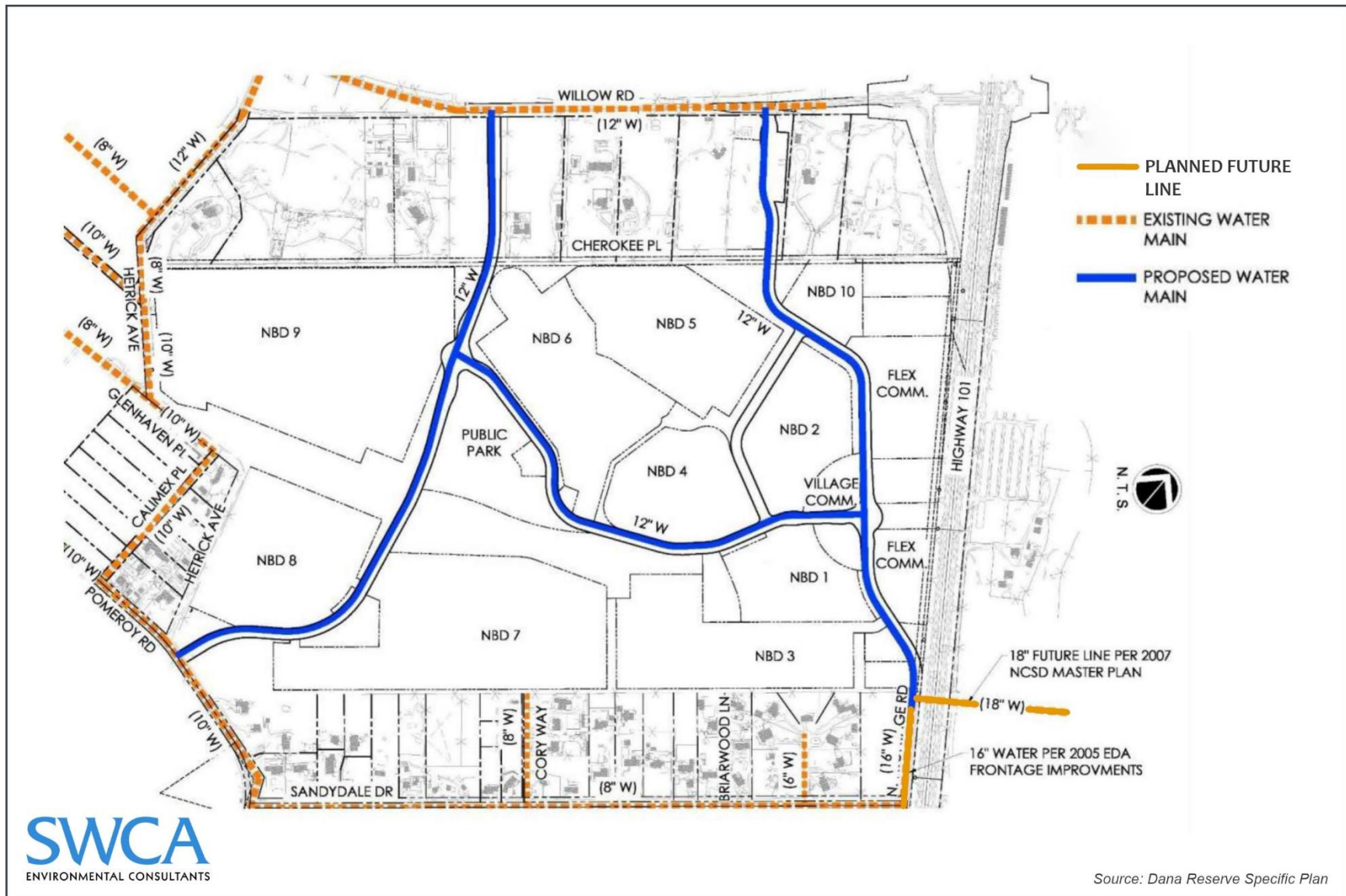


Figure 2-20. Proposed potable water backbone infrastructure.

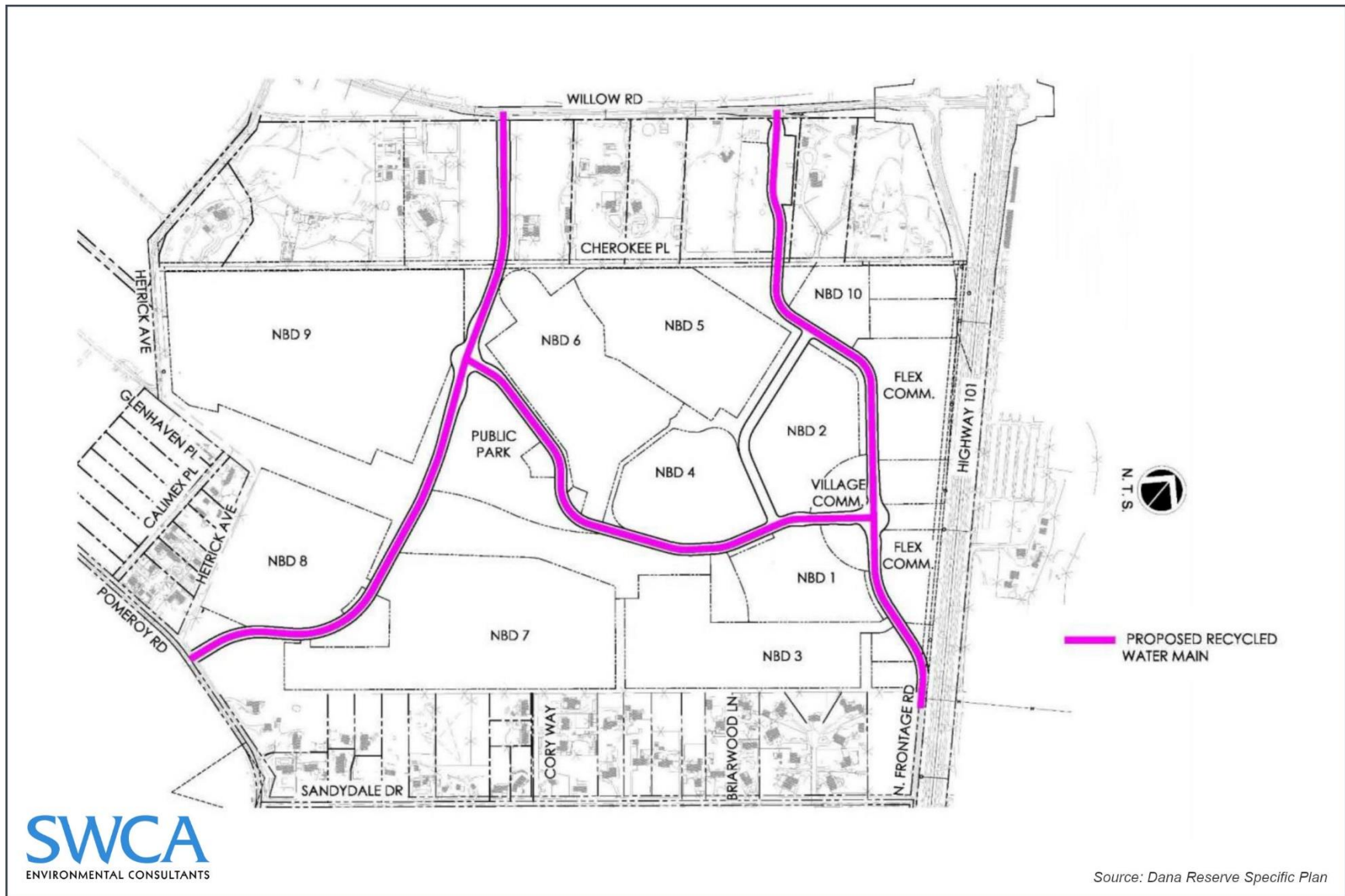


Figure 2-21. Proposed recycled water backbone infrastructure.

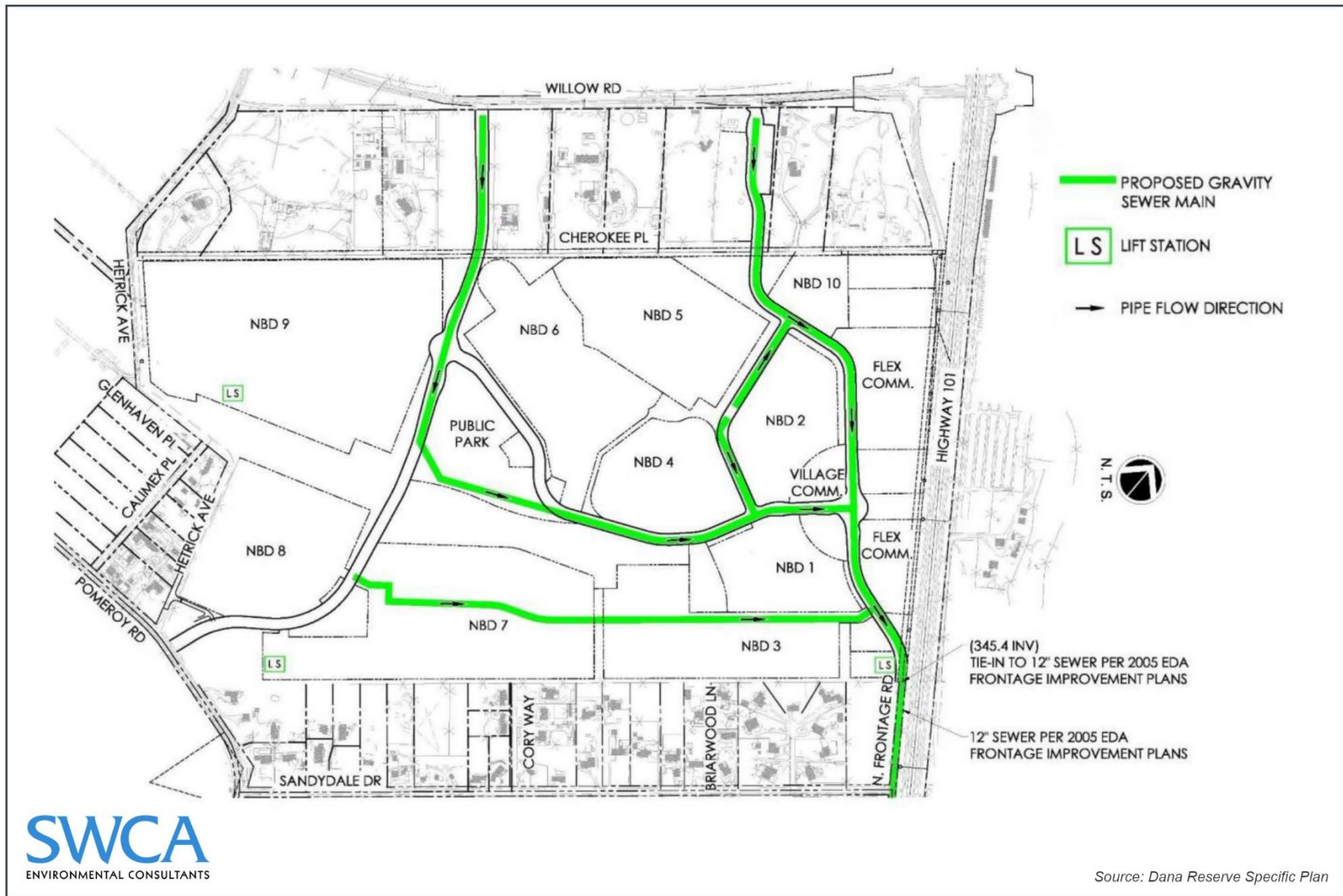


Figure 2-22. Proposed wastewater backbone infrastructure.

#### 2.5.3.4.4 OFF-SITE NCSD IMPROVEMENTS

##### Off-Site Water System Improvements

Buildout of the Specific Plan Area would require a number of off-site water system improvements to the existing NCSD service system, including the following:

1. Extension of a 16-inch DIP from the intersection of West Tefft Street/North Oakglen Avenue to the north end of North Oakglen Avenue to be installed within the existing paved roadway;
2. Extension of a 16-inch DIP from the north end of North Oakglen Avenue, under US 101, to Sandysdale Drive, to be installed within existing paved roadway and ROW areas;
3. Extension of a 12-inch PVC pipe from the North Frontage Road/Sandysdale Drive intersection to the southeastern corner of the Specific Plan Area, to be installed within the existing public ROW area;
4. Extension of a 12-inch PVC pipe from the proposed Willow Road/Collector A intersection approximately 450 feet to the end of the existing water line in Willow Road;
5. Replacement/upsizing of an existing 10-inch DIP to a 16-inch DIP from the intersection of West Tefft Street/North Oakglen Avenue to the NCSD's existing Foothill water tank site at the North Dana Foothill Road/East Tefft Street intersection;
6. Installation of 2 million gallons of additional water tank storage at the NCSD's existing Foothill water tank site at the North Dana Foothill Road/East Tefft Street intersection;<sup>4</sup> and
7. Installation of a second water storage tank at the NCSD's existing Joshua Road pump station, which will be located within the footprint of the existing pump station facility.<sup>5</sup>

These improvements have not been designed and their precise location is not currently known. However, all water system improvements are expected to occur within existing paved roadways, existing public ROW areas, and/or existing NCSD facilities. Each of these improvements is evaluated at a programmatic level in this EIR. Subsequent environmental review of these improvements, if necessary, would be required as described in Section 2.5.2, *Environmental Review of Subsequent Development Proposals*.

##### Off-Site Wastewater System Improvements

Buildout of the Specific Plan Area would require a number of off-site wastewater system improvements to the existing NCSD service system, including the following:

1. Extension of a 12-inch diameter sewer main pipe within North Frontage Road between the Dana Reserve Specific Plan Area and Juniper Street, to be installed within existing paved roadway and existing public ROW areas;
2. Installation of a sewer lift station and force main to accommodate DRSP flows located near the southeast corner of the Specific Plan Area;

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<sup>4</sup> This necessary improvement is cumulative in nature and is undergoing separate environmental review by the NCSD as CEQA Lead Agency.

<sup>5</sup> This necessary improvement is cumulative in nature and was previously evaluated in the EIR certified by the NCSD on May 3, 2009, for the NCSD Supplemental Water Project.

3. Upsizing of a planned sanitary sewer pipe from the North Frontage Road/Juniper Street intersection and the South Frontage Road/Division Street intersection, to be installed within existing paved roadway<sup>6</sup>; and
4. Improvements/upgrades at the existing NCSO Southland WWTF, as previously analyzed in the EIR NCSO certified for the Southland Wastewater Treatment Facility in 2011, including the following (see Figure 2-7). Each of these improvements would be located within the existing NCSO Southland WWTF:
  - a. Installation of influent lift station #3;
  - b. Installation of grit removal system #2;
  - c. Installation of aeration basin #2, including blowers and diffusers;
  - d. Installation of clarifier #3;
  - e. Installation of gravity belt thickener #2; and
  - f. Installation of screw press #2.

These improvements have not been designed and their precise location is not currently known. However, all wastewater system improvements are expected to occur within existing paved roadways, existing public ROW areas, and/or existing NCSO facilities. Each of these improvements is evaluated at a programmatic level in this EIR. Subsequent environmental review of these improvements, if necessary, would be required as described in Section 2.5.2, *Environmental Review of Subsequent Development Proposals*.

#### **2.5.3.4.5 DRAINAGE IMPROVEMENTS**

The Specific Plan Area does not have any mapped or defined watercourses or wetlands; however, the existing topography of the site creates three distinct drainage subbasin areas. The east portion of the Specific Plan Area drains towards US 101, where there are three existing culverts that drain under the highway. The northwest portion of the Specific Plan Area drains to the west towards the Hetrick Avenue and Glenhaven Place intersection. Lastly, the southwest portion of the Specific Plan Area drains southwest towards the Hetrick Avenue and Pomeroy Road intersection.

Each development area would be required to collect and manage its own stormwater within the individual DRSP neighborhoods and commercial use areas. Sample stormwater management measures are described in Appendix A, Design Guidelines, of the DRSP (see Appendix A of this EIR). Neighborhood and internal road sections would be designed to also include roadside low-impact development (LID) areas to treat and mitigate runoff. Inlets and/or catch basins would also be integrated within these areas for larger storm event overflow. Storm drain inlets/culverts would be added and spaced appropriately to collect and convey large storm event overflow runoff towards proposed downstream basins. Some existing off-site areas drain towards and onto the DRSP site as run-on. The associated flows from these areas would be collected in swales and/or storm drain culverts along the perimeter of the Specific Plan Area, conveyed around the proposed neighborhoods, and considered as bypass during the development of the project improvements.

As shown in the preliminary grading scheme for the site, there are four proposed 8-foot maximum ponded depth stormwater basins located at the northeast, southwest, and west/northwest corners of the Specific

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<sup>6</sup> A 12- to 15-inch pipe at this location was previously planned as part of the NCSO's 2007 Master Plan. The CEQA analysis for the increased pipe size was completed and approved by the NCSO as CEQA Lead Agency in March of 2020 ~~a separate NCSO project (the Blacklake Sewer System Consolidation Project)~~. The pipe will need to be upsized to a 15- to 18-inch-diameter pipe along this stretch of pipeline to accommodate the DRSP project. ~~This increase in pipe size/diameter is being evaluated in the separate CEQA document currently being prepared for the NCSO's Blacklake Sewer System Consolidation Project and is also being evaluated in this EIR.~~

Plan Area. In addition, multiple shallow, 2-foot maximum ponded depth stormwater basins are proposed throughout the eastern half of the Specific Plan Area. All stormwater basins would be designed to meet County Public Improvement Standards. Each subsystem of basins would be sized to accommodate the remaining runoff produced by the additional impervious areas within each respective drainage management area and neighborhood development. Storm drain inlets/culverts would also be added to connect subsystems of basins where appropriate. Overflow structures, culverts, weirs, or other devices would be added and sized to meet discharge flows for both the County requirements and Central Coast Regional Water Quality Control Board (RWQCB) post-construction stormwater requirements. Each development area within the Specific Plan Area would be responsible for designing and incorporating its own stormwater treatment infrastructure within the individual DRSP neighborhoods and/or commercial area. Stormwater treatment options to be utilized within the Specific Plan Area are found in Appendix A, Design Guidelines, of the DRSP (see Appendix A of this EIR). Figure 2-23 shows the proposed stormwater management facilities.

#### **2.5.3.4.6 OTHER UTILITIES**

In addition to expanded water and wastewater services, the DRSP area would require the expansion of telecommunication, cable, electric, and natural gas utility infrastructure. This project would be served by the following public utility providers:

- NCS D for water and wastewater;
- Pacific Gas and Electric Company (PG&E) for electricity;
- American Telephone & Telegraph Company (AT&T)/Pac-West Telecomm Inc./Satin Satellite for telephone and data;
- Charter Communications for cable television; and
- Southern California Gas Company (SoCalGas) for natural gas.

PG&E would provide electricity distribution to the Specific Plan Area. Existing overhead service lines run along Cherokee Place, Pomeroy Road, and the eastern edge of the Specific Plan Area. New service lines would be placed in or adjacent to the ROW of the proposed commercial and residential roadways. All new electric lines would be placed underground. SoCalGas would provide natural gas distribution to the Specific Plan Area. There is an existing high-pressure gas main within an existing SoCalGas easement along the eastern perimeter of the Specific Plan Area; however, no other existing gas mains are located within the Specific Plan Area. Therefore, to support the proposed commercial and residential development, new gas mains would be constructed as part of the primary backbone roadways to serve new development areas.

Solid waste, recycling, and green waste generated by the buildout of the Specific Plan Area would be serviced by the South County Sanitary Services. Solid waste, recycling, and green waste would be disposed of at the Cold Canyon Landfill. South County Sanitary Services has reviewed the conceptual plans and would provide solid waste, recycling, and green waste pick-up service to the Specific Plan Area.

Once facilities to serve the Specific Plan Area are constructed, an HOA or similar entity(ies) would be established to operate and maintain facilities, such as parkways, trails and open space, and stormwater facilities. Facilities located within individual residential neighborhoods, such as pocket parks, parkways, stormwater facilities, and local roads, would also be privately maintained by an HOA or similar entity(ies). Collectors A, B, and C and the public neighborhood park are proposed to be maintained by the County.



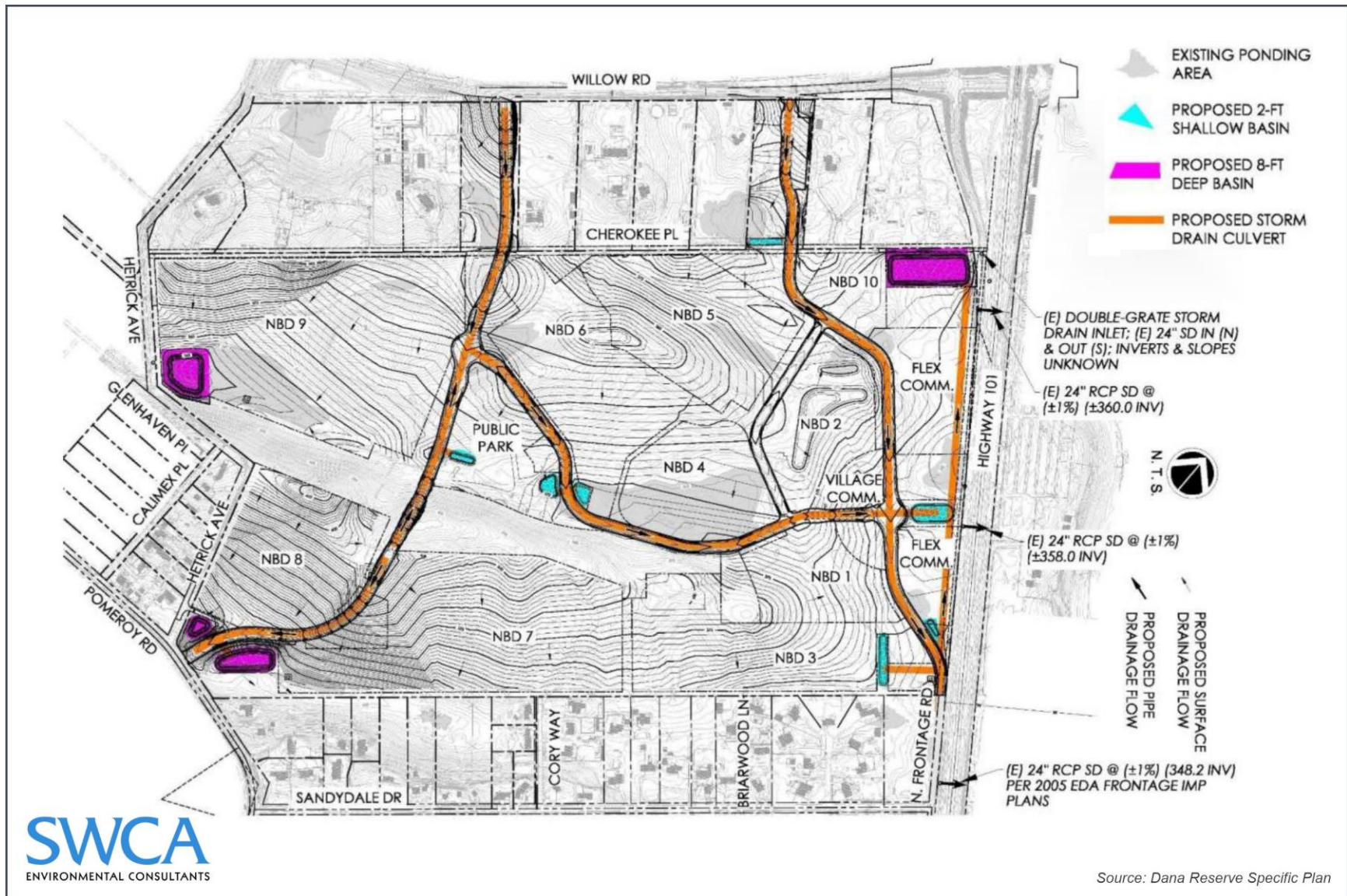


Figure 2-23. Proposed Stormwater Management Facilities.

## **2.5.3.5 Project Construction**

### **2.5.3.5.1 GRADING AND SITE IMPROVEMENTS**

Preliminary grading of each development/phase of the Specific Plan Area would occur over several phases, the timing and process of which would be in compliance with Section 2.1.3 of the County 2019 Public Improvement Standards. The property would first be graded to support the installation of backbone road and utility infrastructure. The backbone roads' subgrade would be designed to allow circulation and construction access to the development area. The adjacent commercial and multi-family designated land use areas and the residential neighborhood areas would be graded in tandem with the backbone roads as needed to balance earthwork operations on-site to the greatest extent practicable.

Proposed stormwater basins in their respective areas of the property would be rough graded to create the basin shape, bottom, and top bench. Relatively flat sloped areas would be created for each adjacent commercial and multi-family areas as well as in the residential neighborhoods in order to direct stormwater runoff to these proposed basins. As part of any future subdivision, a comprehensive drainage plan would be prepared to demonstrate stormwater runoff is conveyed in a non-erosive manner in accordance with the RWQCB stormwater requirements and County Public Improvement Standards.

### **2.5.3.5.2 SITE PREPARATION PHASING**

The DRSP includes a preliminary phasing plan that identifies three phases for initial site preparation and infrastructure establishment, as shown on Figure 2-24 and described below. The identified phasing represents a reasonable approach to extending services and infrastructure throughout the Specific Plan Area. In some cases, property owners may wish to develop in phases concurrently or in a different order than anticipated in Figure 2-24. This would be permitted, provided that all public improvements needed to support proposed development are completed, circulation is provided for secondary access, and the change in phased development would not require additional environmental review:

1. Phase 1 includes the improvements to North Frontage Road; installation of public utility connections; grading for on-site public roads; extension of North Frontage Road from Sandydale Drive to Willow Road (Collector A), including intersections and returns for future neighborhood connections; modifications to Cherokee Place; grading for equestrian paths; and grading for public drainage facilities. The excess earthwork material from Phases 1 and 2 will be used as fill material for Phase 3.
2. Phase 2 includes grading for on-site public roads; extension of Pomeroy Road to Willow Road (Collector B), including intersections and returns for future neighborhood connections; modifications to Cherokee Place; grading for equestrian/pedestrian paths; public utility connections, including lift stations; and public drainage facilities. The excess earthwork material from Phases 1 and 2 will be used as fill material for Phase 3.
3. Phase 3 includes grading for on-site public roads; establishment of public utility connections, including the public neighborhood park; and grading for public drainage facilities.

The Phase 1 initial site preparation and infrastructure establishment would generally facilitate the commercial and residential development within the Phase 1 area (see Figure 2-24). The Phase 2 initial site preparation and infrastructure establishment would generally facilitate the residential development within the Phase 2 area. The Phase 3 initial site preparation and infrastructure establishment would generally facilitate the neighborhood park and residential development within the Phase 3 area.

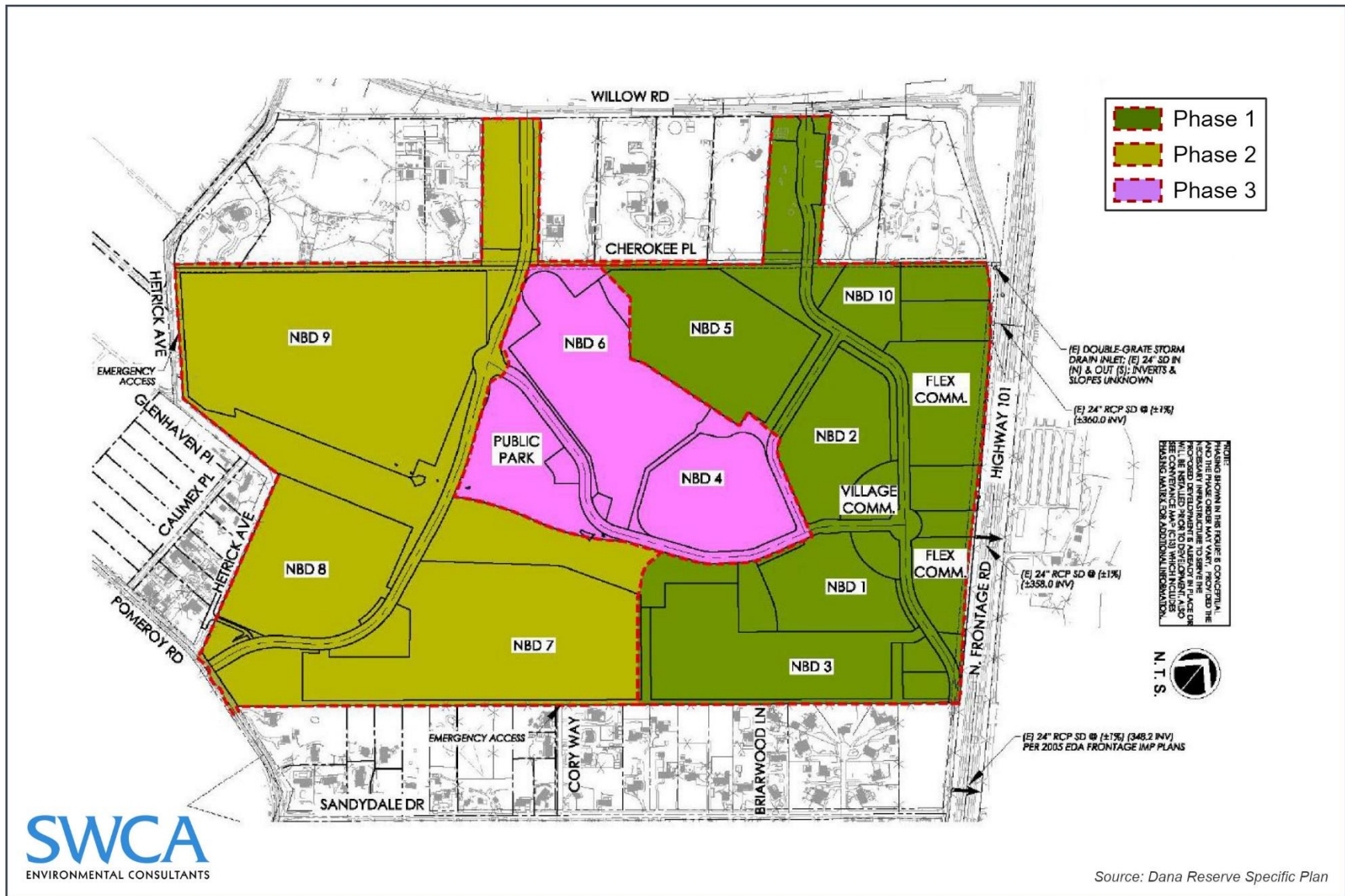


Figure 2-24. Proposed Conceptual Phasing.

### 2.5.3.5.3 SPECIFIC PLAN BUILDOUT

If approved, certain construction activities are proposed to begin immediately after project approval and annexation. Grading, drainage facilities, and public improvements for the backbone roads and infrastructure would be constructed, including the water, wastewater, recycled water, and drainage infrastructure shown in Figures 2-20 through 2-23.

Future build-out of the Specific Plan Area would require a series of additional future individual applications for development of each of the proposed residential neighborhoods and other development areas. These applications would be reviewed by County Planning and Building Department and Public Works Department staff at the time they are received to ensure they are consistent with the DRSP and adequately evaluated under CEQA. These applications are anticipated to include proposed further subdivision through additional vesting tentative tract maps and development plans.

The precise timing of development of proposed residential and commercial uses within the Specific Plan Area is unknown and would depend on market factors and the goals of individual developers. However, based on a market analysis prepared by the project applicant and project goals, and for purposes of this EIR analysis, it is conservatively anticipated that the project would be built out over approximately 7 years. Buildout of the Specific Plan Area would be generally assumed to occur according to the construction schedule detailed in Table 2-11. This buildout schedule reflects a reasonable buildout of the Specific Plan Area based on current market and development-related issues; however, development phases may be constructed in a different or overlapping order.

**Table 2-11. Dana Reserve Specific Plan Anticipated Buildout Schedule.**

Land Use <sup>1</sup>	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Units/ Square Foot
<b><i>Residential</i></b>										
<b>Residential Single Family DR-SF1</b>										
NBD 7			31	31	31	31	33			157
NBD 8			12	12	12	12	14			62
NBD 9			30	40	40	40	40	810		198200
NBD 4			24	24	24					72
NBD 5				10	20	25	24	25		104
NBD 6					24	24	30	36		114
<b>Total DR-SF1 Units per Year</b>			<b>97</b>	<b>117</b>	<b>151</b>	<b>132</b>	<b>141</b>	<b>71</b>		<b>709</b>
<b>Residential Single Family (Cluster) DR-SF2</b>										
NBD 3				22	42	42	18			124
<b>Residential Multi-Family DR-MFSF2</b>										
NBD 1				80		93				173
NBD 2				52	53	53	52			210
NBD 10			38	37						75
<b>Total DR-MFSF2 Units per Year</b>			<b>385</b>	<b>16974</b>	<b>5396</b>	<b>14696</b>	<b>5295</b>	<b>52</b>		<b>458</b>

Land Use <sup>1</sup>	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Units/ Square Foot
<b>Commercial</b>										
<b>Flex Commercial DR-FC</b>										
Hotel					60,000					60,000
Education							15,000	15,000		30,000
Retail (Village and Flex)			15,000	15,000	40,000	43,000				113,000
<b>Total Commercial Square Feet per Year</b>			<b>15,000</b>	<b>15,000</b>	<b>100,000</b>	<b>43,000</b>	<b>15,000</b>	<b>15,000</b>		<b>203,000</b>
<b>Park</b>										
Public Neighborhood Park						435,600				435,600
Daycare						4,500				4,500
<b>Total Park Square Feet per Year</b>						<b>440,100</b>				<b>440,100</b>

<sup>1</sup> Table does not include ADUs.

## 2.5.4 General Plan Amendment

The proposed project includes a County-initiated General Plan amendment to ensure the General Plan is internally consistent with the DRSP. This EIR evaluates both the proposed DRSP project, including all related requested entitlements (CUP, VTTM, Development Agreement, and annexation into the NCSD) and the related General Plan amendment being initiated by the County. The proposed General Plan amendment would revise the County General Plan to ensure consistency and incorporation of the proposed DRSP. Related amendments to the LUO (Title 22 of the County Code) and the County’s Growth Management Ordinance (Title 26 of the County Code) would also be necessary. Anticipated amendments are expected to include, but are not limited to, the following:

### 2.5.4.1 General Plan Elements

#### 2.5.4.1.1 LAND USE AND CIRCULATION ELEMENTS

##### Part I – Framework for Planning (Inland)

- Page 6-1: Add new land use category, Dana Reserve Specific Plan (DRSP), to list of land use categories
- Table N: Add DRSP to table with reference to Article 10 for development standards
- Page 6-22: Add purpose and character statement for DRSP to reflect Specific Plan goals, policies, and objectives and County benefits

##### Part II – Area Plans (Inland), Section V – South County Area Plan

- Page V.4-14, 15: Delete South County Sub-area Residential Rural discussion for Cañada Ranch Specific Plan Area (this will be replaced with new language for the DRSP in the Nipomo Community Plan)
- Page V.4-24: Delete Rural Area Program 10(a) – Cañada Ranch Specific Plan Area

### **Part III – Nipomo Community Plan**

- Update Table 4-1: Land Use Category Acreage Table to reflect new DRSP land use category
- Update Section 4.5 to include DRSP land use category
- Update Chapter 4 (Land Use) to describe DRSP goals, policies, objectives, and County benefits

### **Part IV – Official Maps**

- Page 4-2: Add DRSP to Categories and include acreage to Table 4-1
- Page 4-5: Add land use category for the DRSP
- Page 4-5: Add land use category for the DRSP, update the URL, and update the NCSU Urban Services Line

#### **2.5.4.1.2 AGRICULTURE ELEMENT**

- Page 1-11, Figure 1-3: Add “DRSP” as a Land Use Category and “Specific Plan” in the Agricultural Element Designation of the table, and modify footnote #4 to identify the DRSP

#### **2.5.4.1.3 CONSERVATION AND OPEN SPACE ELEMENT**

- Page 7-4, Table OS-1 Relationship Between COSE Designations and Land Use Categories: Add “DRSP” as a Land Use Category and “Specific Plan” in the Agricultural and Open Space Element Designation, and add a description for the DRSP

#### **2.5.4.1.4 CIRCULATION ELEMENT**

- Page V.5-14: Remove language about Hetrick Road and include Collector B as the access from Pomeroy to Willow Road, through the DRSP project

#### **2.5.4.2 County of San Luis Obispo Inland Land Use Ordinance (Title 22 of the County Code)**

- Article 10, Section 22.108.040 – Nipomo Community Standards: Add language: “the Dana Reserve Specific Plan is hereby incorporated by reference. Development within the Dana Reserve Specific Plan Area shall be consistent with the Adopted Specific Plan and Development Agreement and/or approved amendments thereto.”

#### **2.5.4.3 County of San Luis Obispo Growth Management Ordinance (Title 26 of the County Code)**

- Section 26.01.070 – General Provisions: Allow for building allocations in accordance with the DRSP Phasing Plan and/or approved amendments thereto.

### **2.5.5 Development Agreement**

A development agreement is a tool that allows public agencies greater latitude to advance local planning policies in new and sometimes creative ways. A development agreement is commonly used in conjunction with specific plan projects. A Development Agreement is anticipated for the DRSP.

Neither the applicant nor the public agency is required to enter into a development agreement as part of project proposal. When a development agreement is entered into, the allowable land uses, required infrastructure and its financing, and other terms and conditions of approval are negotiated between the parties involved, subject to the public agencies’ ultimate approval.

The Development Agreement would include provisions for a local preference program for housing that gives priority to individuals who live or work in the southern portion of San Luis Obispo County. This would also be required per the County’s conditions of approval.

## 2.5.6 Annexation

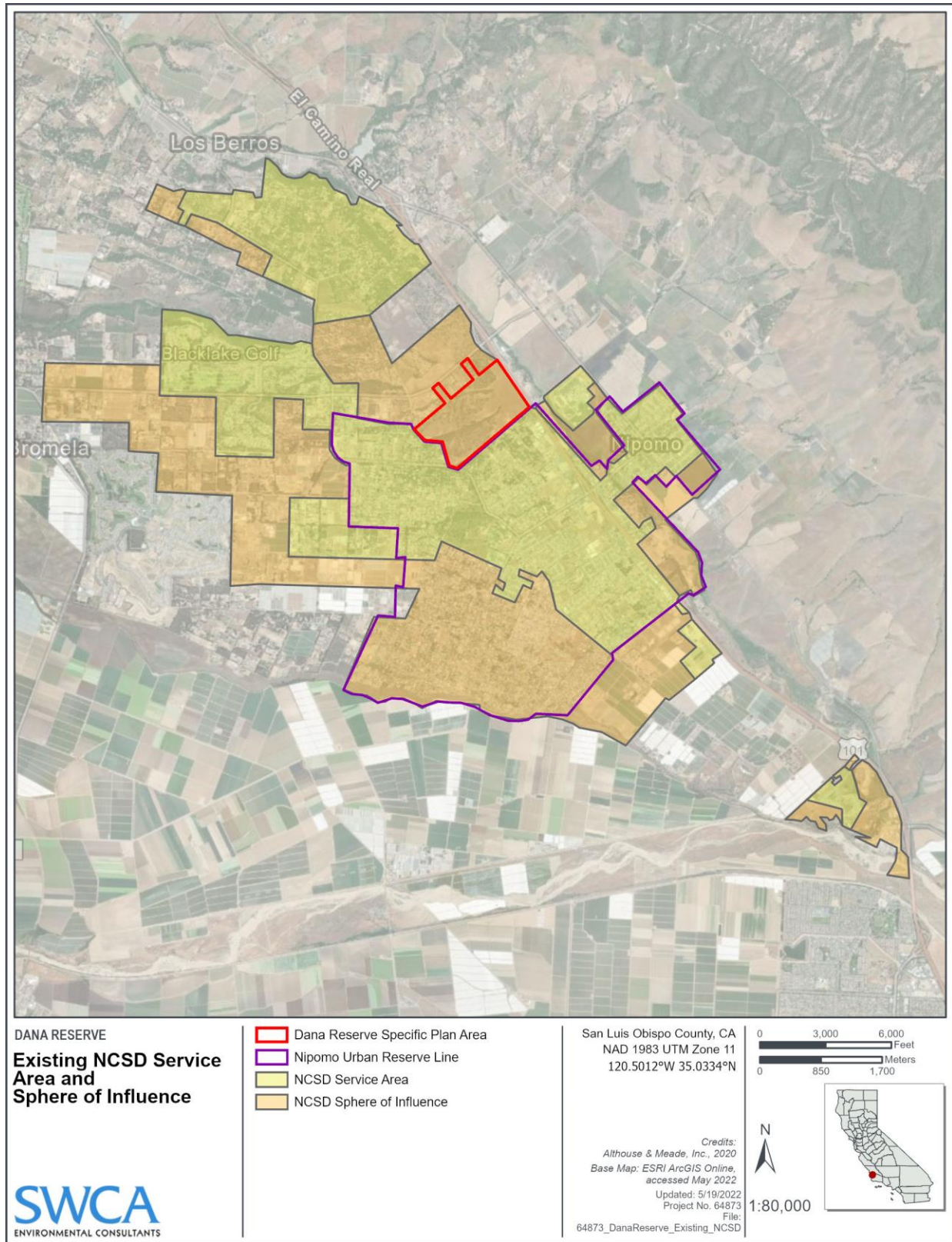
The project would require annexation into the NCSD service area to facilitate the NCSD’s provision of water and wastewater services within the Specific Plan Area. The DRSP is within the NCSD Sphere of Influence (Figure 2-25) and would be required to comply with the NCSD’s annexation policies and guidelines. Annexation of the Specific Plan Area into the NCSD service area would be subject to the review and approval by the SLOLAFCO. The applicant has submitted an annexation application to NCSD and, if the requested entitlements are approved, the NCSD Board would consider the requested annexation pursuant to its Annexation Policy, approved through Resolution 2020-1549. The NCSD Board would also consider an annexation agreement between NCSD and the applicant, and a Property Tax Revenue Exchange Agreement to be negotiated between NCSD and the County. If the applicant complies with the conditions of NCSD’s annexation policy and the NCSD’s Board approves the above-referenced documents, SLOLAFCO would then consider the applicant’s application for annexation and coordinate with the County and NCSD to ensure that a proper plan of services is in place to guide orderly development of the annexed property.

## 2.6 REQUIRED AGENCY ACTIONS AND REQUIRED PERMITS

Various permitting requirements would need to be met prior to implementation of the proposed project. Table 2-12 summarizes federal, state, and local approvals and/or permits that may be required for the project and the agencies that are expected to use the EIR in their decision-making and permitting processes.

**Table 2-12. Agency Permit Requirements**

Agency	Approval/Permit Required
County of San Luis Obispo	Specific Plan General Plan Amendment Conditional Use Permit(s) Vesting Tentative Tract Map Development Agreement Resolution to recommend annexation of the DRSP property into the NCSD service area Encroachment Permit(s) Future development plans, TTMs, grading permit(s), subdivision agreement(s), building permit(s), etc.
Nipomo Community Services District (NCSD)	Annexation and infrastructure connections
San Luis Obispo Local Agency Formation Commission (SLOLAFCO)	Annexation review process
California Fish and Wildlife Department (CDFW)	Incidental Take Permit
San Luis Obispo County Air Pollution Control District (SLOAPCD)	Construction Permits
<u>California Department of Water Resources (DWR)</u>	<u>Encroachment Permit (for any components in DWR right of way, if any)</u>



**Figure 2-25. Existing NCSA Service Area and Sphere of Influence.**



Pursuant to California Government Code Section 65453, a specific plan may be adopted by resolution or ordinance. Past County practice has been to adopt a specific plan and certify the Final EIR concurrently through resolution. The project also includes a Development Agreement and VTTM to be reviewed and subject to approval by the County in concurrence with the DRSP.

The Specific Plan Area is currently under County jurisdiction but is located immediately adjacent to the Nipomo URL, and the Specific Plan Area is identified within the NCSD's Future District Service Boundary area. The General Plan requires that a specific plan be prepared for the property to determine the logical extent and location of development. Along with processing of the Final EIR and other County entitlements, the County Board of Supervisors would adopt a resolution recommending NCSD's application for annexation of the DRSP property into the NCSD's service area. Following County Board of Supervisors action on requested project entitlements, including adoption of the DRSP and certification of the Final EIR (if approved), an application for annexation of the Specific Plan Area would be submitted by the NCSD to SLOLAFCO for the formal annexation review process. SLOLAFCO would then coordinate with the County to ensure that a proper plan of services is in place to guide orderly development of the annexed property.

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