

CHAPTER 3. ENVIRONMENTAL SETTING

This chapter of the Environmental Impact Report (EIR) describes the Dana Reserve Specific Plan (DRSP; project) environmental setting, including the physical conditions of the project vicinity, an overview of relevant local planning documents and policies applicable to the proposed project, and a discussion of the cumulative development scenario and cumulative study area for the project. More detailed descriptions of the environmental setting for each environmental issue area can be found in Chapter 4, *Environmental Impacts Analysis*, of this EIR.

3.1 PHYSICAL SETTING

3.1.1 Regional Setting

San Luis Obispo County encompasses approximately 3,300 square miles of land along the central coast of California and has an estimated population of 271,172, as of January 2021 (California Department of Finance [DOF] 2021). San Luis Obispo County is bordered by Monterey County to the north, Kern County to the east, Santa Barbara County to the south, and 100 miles of Pacific coastline to the west. U.S. Route (US) 101 runs in a north–south direction through the county, providing a connection to Monterey County to the north and Santa Barbara County to the south. Other roadway systems within the county include State Route (SR) 1, SR 41, SR 58, SR 46, SR 166, and SR 227.

The county is characterized by relatively flat coastal areas to steeply sloping mountains and hills. Due to its vast size, there are numerous microclimates that occur within the county. As described in further detail below, the project area is located in the southwestern portion of the county, approximately 7 miles east of the Pacific Ocean. The typical climate of the project region includes long arid summers and cold and wet winters (Weather Spark 2021).

3.1.2 Local Setting

The project site is located in the unincorporated community of Nipomo, which encompasses approximately 14.9 square miles in the southwestern portion of San Luis Obispo County between the cities of Arroyo Grande and Santa Maria. The proposed 288-acre Dana Reserve (Specific Plan Area) is located adjacent to the northern boundary of the Nipomo Urban Reserve Line (URL). The Nipomo URL is included in the approximately 19,092-acre Nipomo Mesa area, which also includes the Blacklake, Woodlands, Callender-Garrett, Palo Mesa, and Los Berros village areas. According to the *Nipomo Community Plan*, the Nipomo urban area is projected to build out to an estimated population of 23,250 after the year 2010 (County of San Luis Obispo 2014b). Per the U.S. Census, as of 2020, the population of Nipomo was 18,176. As of 2021, the population of Nipomo is approximately 17,601 (World Population Review 2021).

The project site is in the Nipomo-Suey Creek Watershed, which is located in southern San Luis Obispo County and northern Santa Barbara County. In the watershed, average summer temperatures range from 54 degrees Fahrenheit (°F) to 73°F, and average winter temperatures range from 39°F to 63°F. Mean annual rainfall ranges from 15 to 20 inches. The watershed includes two tributaries (Nipomo and Suey Creeks), which flow to the Santa Maria River. Dominant land uses include ranches, row crops, greenhouses, orchards, and residential uses (Coastal San Luis Resource Conservation District 2014).

3.1.2.1 Existing Site Characteristics

3.1.2.1.1 SPECIFIC PLAN AREA

The Specific Plan Area is undeveloped and has been periodically utilized for seasonal cattle grazing and periodic seasonal dry farming for feed over the past 100 years. The Dana Reserve was once part of a large cattle ranch known as Dana Rancho Nipomo, which was owned by the Cañada family beginning in 1912. The Specific Plan Area consists of three adjacent parcels totaling approximately 288 acres, including Assessor's Parcel Numbers (APNs) 091-301-030, 091-301-031, and 091-301-073 (see Figure 2-2 in Chapter 2, *Project Description*). The largest parcel (APN 091-301-073; referred to as the main parcel) is 274.4 acres in size and the remaining parcels (APNs 091-301-030 and 091-301-031) are approximately 7.7 and 7.2 acres in size, respectively, and connect the main parcel to Willow Road.

The Specific Plan Area is largely undeveloped, with the exception of unpaved ranch roads traversing portions of the site. Topography of the property ranges from nearly level to gently rolling hills. Vegetative communities on-site include coast live oak woodland, chaparral, and grasslands. No mapped water features occur on-site. The Specific Plan Area is currently accessed from an unpaved, gated driveway off Hetrick Avenue, located along the western boundary of the main parcel.

3.1.2.1.2 OFF-SITE AREAS

The project area being analyzed in this EIR includes the easternmost 60-foot-wide County of San Luis Obispo (County) right-of-way (ROW) through APN 091-325-022, which is approximately 4.4 acres in size. The project requires an extension of North Frontage Road through this parcel to connect to the southeastern portion of the Specific Plan Area. The 388-acre Dana Ridge oak woodland mitigation property (APNs 090-031-003 and 090-031-004) currently supports 187 acres of coast live oak woodland, 67.5 acres of coast live oak forest, 95.9 acres of chamise chaparral, 19.2 acres of La Panza manzanita chaparral, and 26.4 acres of annual grassland. The remaining off-site areas included in the project area consist of paved roadways, intersections, and road shoulder areas within existing County ROW throughout the community of Nipomo (see Figures 2-2 through 2-7 in Chapter 2, *Project Description*).

3.1.2.2 Surrounding Land Uses

Land uses to the north of the Specific Plan Area generally consist of rural single-family residences and undeveloped open space with scattered oak woodlands under the Residential Rural land use designation. Land uses to the east of the Specific Plan Area include US 101, which runs along the eastern boundary of the main parcel, agricultural cultivation activities on the east side of US 101, and Nipomo High School, located approximately 0.25 mile east of Dana Reserve. Land uses to the south of the Specific Plan Area consist of a single-family residential neighborhood and commercial uses, including, but not limited to, a veterinary clinic, gym facility, recreational vehicle (RV) dealership, and self-storage facility. Land uses to the west of the Specific Plan Area include single-family residential neighborhoods.

Proximate roadways within the project vicinity include, but are not limited to, Willow Road, US 101, SR 1, Pomeroy Road, and Hetrick Avenue. Willow Road is an undivided, two-lane arterial running east–west with a speed limit of 50 to 55 miles per hour (mph) connecting SR 1 to US 101 with a full access interchange. SR 1 is a north–south state highway facility connecting the South County area to the Five Cities area to the north. SR 1 branches off US 101 in Pismo Beach, running parallel to US 101 throughout South County as a conventional two-lane highway. US 101 is a major north–south interstate facility connecting Los Angeles to San Francisco. Within the immediate vicinity of the project site, US 101 has four lanes with full access interchanges at Willow Road and Tefft Street, north and south of the Specific Plan Area, respectively.

3.2 REGULATORY SETTING

California Environmental Quality Act (CEQA) Guidelines Section 15125(d) states:

The EIR shall discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans.

While CEQA requires a discussion of consistency with public plans, inconsistency does not necessarily lead to a significant impact. Inconsistency with public plans creates significant impacts under CEQA only when an adverse physical effect on the environment would result from the inconsistency. This section generally describes the plans and policies applicable to the proposed project. A detailed consistency analysis is provided in Chapter 4, *Environmental Impacts Analysis*. Although a preliminary determination regarding project consistency is made, it is the responsibility of the County Board of Supervisors, the CEQA Lead Agency decision makers, to make the final determination regarding consistency issues.

3.2.1 Applicable Plans and Policies

Plans and policies that are applicable to the proposed project and/or project site and are briefly described in the following sections:

- *County of San Luis Obispo General Plan*
- *County of San Luis Obispo Framework for Planning (Inland)*
- *South County Inland Area Plan*
- *Nipomo Community Plan*
- *San Luis Obispo Multi-Jurisdictional Hazard Mitigation Plan*
- *SLOCOG 2019 Regional Transportation Plan*
- *2015/16 San Luis Obispo County Bikeways Plan*
- *County of San Luis Obispo Inland Land Use Ordinance (Title 22)*
- *San Luis Obispo Local Agency Formation Commission Policies and Procedures*
- *Nipomo Community Services District 2018 Strategic Plan, NCSD District Code, and NCSD Annexation Policy*

Additional consistency analysis with local plans and policies is provided in Chapter 4, *Environmental Impacts Analysis*, of this EIR.

3.2.1.1 County of San Luis Obispo General Plan

California Government Code Section 65300 requires the legislative body of each county and city to adopt a comprehensive, long-term plan for the physical development of the county or city. The *County of San Luis Obispo General Plan* is the foundation for all land use decisions within the county. The General Plan is made up of seven required elements, including the Land Use and Circulation Elements (LUCE), Conservation and Open Space Element (COSE), Circulation Element, Safety Element, Noise Element, and Housing Element. The County has also adopted five optional elements, including the Agriculture Element, Offshore Energy Element, Economic Element, Master Water and Sewer Plan Element, and Parks and Recreation Element.

3.2.1.2 County of San Luis Obispo Framework for Planning (Inland)

The *County of San Luis Obispo Framework for Planning (Inland)*, Part I of the County's LUCE, provides a comprehensive overview of the County's land use policies and defines land use categories for all unincorporated areas within the county (County of San Luis Obispo 2015). The Framework for Planning (Inland) also explains the criteria used in applying land use categories and combining designations to the land and the operation of the Resource Management System (RMS). Combining designations are used to identify areas of sensitive, unique resources, or potential hazards that require project design that considers the land features, structures, and activities of a project. (For example, areas that may experience flooding are included in the Flood Hazard combining designation to show where special construction techniques are needed.)

The RMS, Chapter 3 of the Framework for Planning (Inland), is designed to assist County decision makers by anticipating increasing needs for resources created by growth. The RMS assesses the capacities of existing critical resources and the timing for providing or upgrading resource delivery facilities. Such improvements are then accomplished by either the public or private sectors. The RMS is intended to support timely addition to a resource, or growth rate adjustment where a resource shortage would require a longer time to correct than remaining capacity allows.

3.2.1.3 South County Inland Area Plan

The County's Area Plans are included as Part II of the County's LUCE. The *South County Inland Area Plan* refines the general land use policies of the Framework for Planning and serves as a guide for future development within the South County Inland Planning Area (County of San Luis Obispo 2014a). The South County Area Plan identifies where land use categories are applied within the planning area and establishes policies and programs for land use, circulation, public facilities, services, and resources that apply areawide, in rural areas, and/or in unincorporated urban areas adjacent to cities.

3.2.1.4 Nipomo Community Plan

The *Nipomo Community Plan*, which was adopted in 2014 but the content was last updated in 1994, is intended to provide a long-term guide for land use and transportation within the community of Nipomo (County of San Luis Obispo 2014b). The *Nipomo Community Plan* is related to the County's General Plan and is included as Part III of the LUCE. While the Framework for Planning (Inland) is the central policy document, the *Nipomo Community Plan* provides programs that are more specifically applicable to the community of Nipomo. The *Nipomo Community Plan* is consistent with other General Plan elements.

3.2.1.5 San Luis Obispo Multi-Jurisdictional Hazard Mitigation Plan

The *San Luis Obispo Multi-Jurisdictional Hazard Mitigation Plan* (MJHMP) has a goal of providing practical, meaningful, attainable, and cost-effective mitigation solutions to reduce vulnerability to the identified hazards and ultimately reduce both human and financial losses from hazard events (County of San Luis Obispo 2019).

3.2.1.6 SLOCOG 2019 Regional Transportation Plan

The San Luis Obispo Council of Governments (SLOCOG) prepared the *2019 Regional Transportation Plan* (2019 RTP), which is the region's blueprint for a transportation system that enhances quality of life and meets the short- and long-term mobility needs of the region's residents and visitors (SLOCOG 2019). The 2019 RTP identifies a mix of mobility options for people and goods throughout the County and also makes a strong commitment to creating a more sustainable transportation system that maximizes choice and addresses transportation issues. The 2019 RTP also coordinates land use, housing, and transportation planning to reduce vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions.

3.2.1.7 2015/16 San Luis Obispo County Bikeways Plan

The County prepared the *2015/16 San Luis Obispo County Bikeways Plan* to identify and prioritize bikeway facilities throughout the unincorporated area of the county, including bikeways, parking, connections with public transportation, educational programs, and funding (County of San Luis Obispo 2016). Updated every 5 years, the Bikeways Plan identifies and prioritizes bikeway facilities throughout the county and includes goals, policies, and procedures to identify the framework for cycling in San Luis Obispo County.

3.2.1.8 County of San Luis Obispo Inland Land Use Ordinance (Title 22)

The *County of San Luis Obispo Inland Land Use Ordinance* (Title 22) (LUO) identifies the methods for implementation of the County's General Plan and guides and manages the future growth of the county, regulates land use in a manner that will encourage and support the orderly development and beneficial use of land within the county (County of San Luis Obispo 2021). The LUO minimizes adverse effects on the public resulting from the inappropriate creation, location, use or design of buildings, land uses, parking areas, or other forms of land development by providing appropriate standards for development. The LUO sets regulations that protect and enhance significant natural, historic, archaeological, and scenic resources within the county and assists the public in identifying and understanding regulations affecting the development and use of land.

The LUO is the primary tool used by the County to carry out the goals, objectives, and policies of the General Plan. For example, the inland LUO contains development standards and permit procedures for development, including site design features (i.e., minimum parcel size, required setbacks, building heights, number and design of off-street parking spaces, and standards for grading), drainage standards, and tree removal standards.

3.2.1.9 San Luis Obispo Local Agency Formation Commission Policies and Procedures

Local Agency Formation Commissions (LAFCOs) were created to help organize, manage, and regulate the provision of public services to development. California Government Code 56000 et seq. gives LAFCOs the power to review and approve or disapprove proposals for boundary changes or governmental reorganizations of cities and special districts, including (1) the formation of special districts and incorporation of cities, (2) the annexation and detachment of territory to cities and special districts, and (3) determining the Spheres of Influence (SOI) for jurisdictions.

The San Luis Obispo LAFCO (SLOLAFCO) provides policies and procedures to encourage and provide for urban development patterns that are balanced with the goals of preserving open space and agricultural land while also discouraging urban sprawl.

3.2.1.10 Nipomo Community Services District 2018 Strategic Plan, NCS D District Code, and NCS D Annexation Policy

The *Nipomo Community Services District 2018 Strategic Plan* is the Nipomo Community Services District's (NCS D's) highest-level planning document for the future (NCS D 2018). The purpose of the Strategic Plan is to provide clear direction of the goals and objectives of the NCS D for future planning purposes. It is a working tool to guide decision-making within the district's service area.

The NCS D District Code, codified through Resolution No. 2019-1501 passed March 13, 2019, includes a codification of the general ordinances of the NCS D. The NCS D Annexation Policy, adopted through Resolution No. 202-1540 effective January 22, 2020, is intended to promote efficient processing of requests for annexation to the NCS D and sets forth the framework and standards upon which the Board of Directors will consider such requests and provides notice thereof to the owners of the property that are the subject of such requests.

3.3 CUMULATIVE STUDY AREA

3.3.1 CEQA Requirements

State CEQA Guidelines Section 15355 defines a "cumulative impact" as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. Cumulative impacts are changes in the environment that result from the incremental impact of development of the proposed project and all other nearby "related" projects. For example, the traffic impacts of two projects in close proximity may be insignificant when analyzed separately but could have a significant impact when the projects are analyzed together.

State CEQA Guidelines Section 15130 indicates that cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable, or if the project's incremental effect is not cumulatively considerable, the lead agency shall identify facts and analyses supporting that conclusion. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as much detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness. State CEQA Guidelines Section 15130 states the following:

The following elements are necessary to an adequate discussion of significant cumulative impacts:

- (1) Either:
 - (A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or
 - (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

The discussion shall also include a summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available and a reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project.

3.3.2 Cumulative Development Scenario

Each resource-specific section in Chapter 4, *Environmental Impacts Analysis*, of this EIR includes a discussion of potential cumulative effects and the project’s contribution towards those cumulative effects. As defined in State CEQA Guidelines Section 15355, a cumulative impact consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. Cumulatively considerable impacts occur when the incremental effects of a particular project or program are significant when viewed in connection with the effects of other past, current, or probable future projects or programs. According to State CEQA Guidelines Section 15130, the discussion of cumulative impacts must reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by standards of practicality and reasonableness and focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects that do not contribute to the cumulative impact. Impacts that do not result in part from the project evaluated in the EIR need not be discussed.

The resource-specific sections of this EIR discuss the potential cumulative environmental impacts resulting from the proposed project in association with other planned, pending, and reasonably foreseeable projects in the vicinity of the project area (Table 3-1).

Table 3-1. Cumulative Development Scenario Project List

Project	Project Description	Project Permit Status
General Plan Amendment Projects		
1. Jeffrey E. Corey	Establishment of indoor cannabis cultivation within an existing 21,600-square-foot (sf) greenhouse in Nipomo	Approved
2. Kassandra Cisneros	Development of 22,000 sf of indoor cannabis cultivation, ancillary cannabis nursery, and ancillary processing and transport in Nipomo	Temporary hold
3. Robert E. Williams	Development of 3 acres of outdoor cannabis cultivation, 22,000 sf of indoor cannabis cultivation, and 30,000 sf cannabis nursery in Nipomo	Accepted for processing
4. Federico & Sofia Lariz	Phased development of 8,802 sf of indoor commercial cannabis nursery within three new greenhouses totaling 11,015 sf in Nipomo	Scheduled for hearing
5. Grant & Alyson Rodges	Development of a 1,500-sf dog training facility in Nipomo	Approved
6. Dune Lakes Ltd.	Renting and lodging for vacation rentals in Nipomo	Approved
7. 530 Dayspring, LLC	Development of 128,000 sf of outdoor cannabis cultivation and ancillary nursery activities in Nipomo	Accepted for processing
8. James Mercs	Development of 1,749-sf detached garage, workshop, and storage space in Nipomo	Accepted for processing
9. Flint; 561 West Tefft Street	Conditional Use Permit (CUP) with Tract Map for development of 12 single-family residential units in Nipomo	Scheduled for hearing
10. Flint; 561 West Tefft Street	CUP for development of apartments associated with (#83) in Nipomo	Approved

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Project	Project Description	Project Permit Status
11. Blackjack Farms Equipment Inc.	Development of 5,000-sf agricultural building with an office, bathrooms, and a new septic system in Nipomo	Issued
12. Housing Authority of the City of San Luis Obispo (HASLO)	Development of 17,180-sf senior housing building with 24 single-bedroom units and amenities in Nipomo	Issued
13. Motel Inn Bar and Grill, LLC	Reconsideration of the subdivision of a 10.98-acre parcel into 59 residential parcels ranging in size from 0.03 to 0.12 acre and 10 commercial parcels ranging in size from 0.21 to 0.8 acre in Nipomo	Approved
14. Daniel J. Kies	Expansion of an existing building envelope to develop a single-family dwelling, accessory dwelling unit (ADU), and a metal building in Nipomo	Approved
15. Ahmad Mashayekan	Subdivision of a 2.9-acre parcel into six new lots, with an airspace condominium subdivision for 20 residential units over a common area in Nipomo	Information hold
16. Marcus C. Brandt	Subdivision of a 20.7-acre parcel into four lots in Nipomo	Information hold
17. Chestnut Ventures, LLC	Request for merger with DRC2020-00038 for development of residential and commercial buildings on a vacant lot in Nipomo	Submitted
18. WG & ONA Dana Properties, LLC	Subdivision of a single parcel into 21 new lots in Nipomo	Submitted
19. Thomas and Brenda Robbins	Subdivision of a single parcel into two new lots in Nipomo	Information hold
20. Peoples Self-Help Housing Corporation	Subdivision of a single parcel into 10 new lots for workforce housing in Nipomo	Accepted for processing
21. TRI-M Rental Group, LLC	Subdivision of a 139.1-acre parcel into three new parcels in Nipomo	Information hold
22. Lucas Herrera Jr.	Subdivision of a 1-acre parcel into two new lots in Nipomo	Information hold
23. Monte J. Cool	Small lot subdivision development on a Multifamily zoned property in Nipomo	Accepted for processing
Commercial Development Projects		
24. Norgrove Gardens, LLC	Change of occupancy of an as-built 7,500-sf AG space storage to fabrication shop in Nipomo	Issued
25. 1560 Mesa, LLC	Development of a 7,454-sf shell building, a single driveway entrance, and fire alarm system in Nipomo	Finalized
26. San Luis Obispo County	Development of water tanks and pumps for irrigation with electrical service in Nipomo	Issued
27. LFOA, LLC	Development of a 47,619-sf warehouse, septic system, and utilities and pump house in Nipomo	Issued
28. Warren Family Investment PTP	Development of a 18,187-sf shell building, 853-sf covered entry, and 416-sf equipment mezzanine in Nipomo	Issued
29. Ball Tagawa Growers PTP	Development of a 65,317.34-sf greenhouse in Nipomo	In Review
30. NF Davis Drier & Elevator Inc	Development of a 5,726-sf metal self-storage building and 269-sf retaining wall in Nipomo	Intake
Residential Development Projects		
31. Woodlands Tract 2341 & 3126	Development of 85 single-family dwelling units and associated structures in the southwestern portion of Nipomo	Finalized, Issued, In Review

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Project	Project Description	Project Permit Status
32. Justin & Victoria Mora	Development of a 2,499-sf single-family dwelling, 874-sf garage, 329-sf porch, and a septic system in the northeastern portion of Nipomo	Issued
33. William J. Roberson	Development of a 3,627-sf single-family dwelling, 1,198-sf garage, 329-sf porch, and septic system in the northern portion of Santa Maria	In review
34. Jose & Micaela Sanchez	Establishment of a 1,680-sf manufactured home, new septic system, and fire sprinkler system in Nipomo	Issued
35. Nicolas Valdovinos	Establishment of a 2,130-sf manufactured home, new septic system, and fire sprinkler system in Nipomo	Issued
36. Jonathan & Lauren Uhi	Development of a 1,200-sf ADU, 600-sf garage, 319-sf deck/porch, and septic system in Nipomo	Issued
37. Juan J. Valdez	Development of a replacement 4,864-sf single-family dwelling unit, 1,288-sf garage, 1,232-sf covered patio, 192-sf porch, septic system, and retaining wall in rural Arroyo Grande	In review
38. Michael Streator	Development of a 3,976-sf single-family dwelling unit, 889-sf covered porch, 983-sf garage, 1,469-sf RV garage, 126-sf storage space, 288-sf pool and equipment storage space, and septic system in Nipomo	Issued
39. Auburn Oak Builders Inc.	Development of a 3,305-sf single-family dwelling unit, 1,041-sf garage, 904-sf deck, and new septic system in northern Santa Maria	In review
40. Dustin & Lyndi Haning	Establishment of a manufactured 1,200-sf ADU with a septic system in rural Arroyo Grande	Issued
41. Auburn Oak Builders Inc.	Development of a 3,718-sf single-family dwelling unit, 1,207-sf garage, 422-sf deck/porch, and new septic system in northern Santa Maria	In review
42. Luis F. Lemus Jr.	Development of a 1,197-sf ADU, 998-sf attached garage, 234-sf covered patio, and septic system in Nipomo	Issued
43. Rafael C. Palacios	Development of a 1,200-sf ADU, 975-sf garage, and septic system in Nipomo	In review
44. Steven J. Mass	Development of a 2,490-sf single-family dwelling unit, 1,381-sf garage/workshop, 206-sf deck, and new septic system in Nipomo	Issued
45. Francisco Caro	Development of a 3,921-sf single-family dwelling unit, 1,165-sf attached garage, and new septic system in Nipomo	In review
46. Daniel Ciecek	Development of a 1,198-sf ADU, 850-sf attached garage, 956-sf garage for existing single-family dwelling, and septic system in Nipomo	Issued
47. Spiro & Candice Zafirris	Development of a 6,634-sf single-family dwelling unit, 1,356-sf garage, 142-sf porch, and new septic system in Nipomo	In review
48. Darby Neil	Development of a 1,042-sf single-family dwelling unit, 2,696-sf barn, 644-sf deck/porch, and new septic system in rural Arroyo Grande	In review
49. Joan M. Gularte	Development of a 749-sf ADU, 696-sf garage, 367-sf covered porch, and septic system in Nipomo	In review
50. Mary F. Mase Heirs	Development of a 1,200-sf ADU, 903-sf attached garage, 345-sf covered patio, and septic system in rural Arroyo Grande	In review

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51. Douglas A. Johnson	Development of a 500-sf ADU, 500-sf attached garage, and connection to an existing septic system in rural Arroyo Grande	Intake
52. Jorge H. Chavez	Development/establishment of a 1,119-sf ADU/ manufactured home and septic system in Nipomo	Intake
53. Richard E. Hampton	Establishment of a 1,199-sf manufactured home and new septic system in rural Arroyo Grande	Intake
54. Armando M. Gonzales	Development of a 3,105-sf single-family dwelling unit, 1,171-sf attached garage, 1,192-sf covered porch/patio, and new septic system in Nipomo	Issued
55. Beverly R. Cole	Subdivision of a single parcel into four new lots near Halcyon in order to transfer Parcel 4 to Golden State Water Company and create buildable Parcels 2 and 3	Submitted
56. Benjamin R. Doty	Development/establishment of a 1,089-sf ADU/ manufactured home and septic system in rural Arroyo Grande	Issued
57. George R. Potter	Establishment of a 396-sf as-built ADU and new septic system in rural Arroyo Grande	In review
58. Rick S. Centner	Demolition of an existing single-family dwelling in Nipomo	Issued
59. Tatiana & Jeff McNeil	Development of a 1,930-sf single-family dwelling unit and 464-sf garage in Nipomo	Finaled
60. Briar Rose Estates, LLC	Development of a 1,828-sf single-family dwelling unit, 792-sf garage, 124-sf porch, and new septic system in Nipomo (APN 092-573-023)	Finaled
61. Briar Rose Estates, LLC	Development of a 1,828-sf single-family dwelling unit, 792-sf garage, 124-sf porch, and new septic system in Nipomo (APN 092-573-024)	Finaled
62. Jeff & Jennifer Espinola	Development of a 2,442-sf single-family dwelling unit, 778-sf garage, 343-sf porch, 72-sf breezeway, and new septic system in rural Arroyo Grande	Issued
63. Gayle J. Papas	Development of a 598-sf secondary dwelling with attached 598-sf second level workshop, 115-sf deck, and connection to an existing septic system in Nipomo	Finaled
64. Neal Squirrely, LLC	Development of a 1,860-sf single-family dwelling unit, 584-sf attached garage, and 205-sf covered patio in Nipomo	Finaled
65. Kim E. Aslanidis	Demolition of existing buildings/structures and development of a 3,604-sf single-family dwelling unit, 1,596-sf attached garage, 566-sf patio, and new septic system in Nipomo	Issued
66. James & Donnell Apetz	Development of a 2,800-sf single-family dwelling unit, 1,000-sf carport/porch, and new septic system in Nipomo	Issued
67. Tract 2441	Development of 12 single-family dwelling units and associated structures in Nipomo	Finaled
68. Ynocente Machuca	Development of a 749-sf ADU in Nipomo	In review
69. Avaro, LLC	Development of a 1,252-sf single-family dwelling unit, 508-sf garage, and 48-sf covered porch in rural Arroyo Grande	In review
70. Mesa Dunes Investments Inc.	Establishment of a 1,026-sf manufactured single-family dwelling unit and two covered entry decks/porched totaling 105 sf in Nipomo	In review
71. Ronald G. Holcombe	Development of a 289-sf ADU in Nipomo	Issued

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72. Neal Squirrely, LLC	Development of a 2,210-sf single-family dwelling unit, 705-sf attached garage, and 166-sf patio in Nipomo	Issued
73. Ronald G. Holcombe	Development of a 728-sf ADU/modular home in Nipomo	Issued
74. Luis & Sonja Garcia	Conversion of a 504-sf garage and development of 660-sf of additional floor area to develop a 1,104-sf ADU with a 115-sf covered patio and new septic system in Nipomo	Issued
75. Mark Polhemus	Development of a 976-sf single-family dwelling unit and 312-sf deck/porch in rural Arroyo Grande	Issued
76. Armando & Jackie Solis	Development of a 1,199-sf ADU and 565-sf deck/porch in Nipomo	In review
77. Margarita Valley Ranch Inc.	Development of a 2,615-sf single-family dwelling unit, 823-sf garage, 300-sf porch/patio, and new septic system in rural Arroyo Grande	In review
78. Julio C. Almejo-Orelas	Development of a 749-sf ADU, 440-sf attached garage, and 52-sf covered porch in Nipomo	In review
79. Travis & Adriana Reynolds	Development of a 1,174-sf ADU with a 267-sf covered deck and new septic system in Nipomo	In review
80. Craig A. Rude	Development of a 1,200-sf ADU and 500-sf covered patio in Nipomo	In review
81. Robert K. Jr. Weatherby	Development of a 3,007-sf single-family dwelling unit, 972-sf attached garage, 106-sf covered entry, 538-sf covered patio, and new septic system in Nipomo	In review
82. Thomas & Brenda Robbins	Development of a 1,182-sf ADU, 236-sf attached garage, 200-sf patio, and 34-sf porch in rural Arroyo Grande	In review
83. Laurie R. Woodward	Development of an 834-sf ADU and 30-sf covered porch in Nipomo	Intake
84. Freida & Ruben Salvador	Development of an 897.5-sf ADU and 64-sf covered porch in Nipomo	Intake
85. Robert K. Jr. Weatherby	Development of a 3,069-sf single-family dwelling unit, 1,153-sf garage, 655-sf deck porch, and new septic system in Nipomo	Intake
86. Robert K. Jr. Weatherby	Development of a 3,045-sf single-family dwelling unit, 1,047-sf garage, 925-sf deck porch, and new septic system in Nipomo	Intake
87. Grant & Minnieann Gridiron	Development of a 1,184-sf ADU, 400-sf attached garage, 16-sf covered porch, and new 1,000-gallon septic system in rural Arroyo Grande	In review
88. Shawn & Heather Sousa	Development of a 2,150-sf single-family dwelling unit, 484-sf garage, 183-sf porch, and new septic system in rural Arroyo Grande	In review
89. Culamam Properties, LLC	Proposed main service panel upgrade on APN 091-193-003 in rural Arroyo Grande	On hold
90. Troy V. Ellison	Development of a 710-sf detached ADU, 348-sf covered porch, 350-sf garage, and new septic system in rural Arroyo Grande	Finalized
91. David & Marlene Guerrero	Establishment of a 1,200-sf ADU/manufactured home and new septic system in rural Arroyo Grande	In review
92. James & Andrea Kang	Development of a 1,112-sf ADU and new septic system in rural Arroyo Grande	In review
93. Jeffrey A. Salsler	Development of a 924-sf detached RV garage and 24-sf covered porch with electrical and 30-inch retaining wall in Arroyo Grande	Finalized

Project	Project Description	Project Permit Status
<i>Other Reasonably Foreseeable Projects</i>		
94 Phillips 66 Refinery	Decommissioning of the existing Phillips 66 refinery plant located in the northwestern portion of Santa Maria	Awaiting application

Assuming all projects described in the above-described cumulative development scenario are approved, the cumulative development scenario would include approximately 23 General Plan amendments; over 300 additional housing units, including 26 ADUs; and over 150,000 square feet of commercial/warehouse/greenhouse uses.