



Planning Commission

Alex Villicana, 1st District

Anne Wyatt, 2nd District

Kristina Simpson-Spearman, 3rd District

Mariam Shah, 4th District

Don Campbell, 5th District

THE DANA RESERVE SPECIFIC PLAN HEARING HAS BEEN CONTINUED TO OCTOBER 23 & 24, 2023

**THE PLANNING COMMISSION WILL HOLD A STUDY
SESSION ON THE DANA RESERVE SPECIFIC PLAN
PROJECT ON SEPTEMBER 28, 2023.**



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DANA RESERVE SPECIFIC PLAN HEARING

Thank you for your interest in the Planning Commission hearing for the Dana Reserve Specific Plan. This is a significant project with the potential to shape the future of the community of Nipomo. The Department of Planning and Building appreciates and recognizes your participation is necessary for informed decision-making.

HOW TO SIGN UP TO SPEAK AND WHEN PUBLIC COMMENT WILL BEGIN:

The public comment portion of the hearing is expected to begin on Wednesday afternoon when the Planning Commission returns from their noon recess. The Planning Commission typically breaks for a one-hour recess starting at 12:00 P.M. (noon) and returning at 1:00 P.M. This is only an estimate, as the actual break time could be earlier or later at the discretion of the chairperson.

If you would like to provide public comment at the hearing, please complete a speaker slip. Planning staff will be stationed outside of the Board of Supervisors Chambers to hand out and collect speaker slips. All speakers will be assigned a number to allow them to know the order they will be called. Testimony will be limited to 3 minutes per speaker.

Planning staff expects a significant level of public interest in this project. The number of people from the public requesting to speak is unknown, therefore, the Department cannot predict how long public comment will last. Public comment will end at 5:00 P.M. on Wednesday and, if necessary, will resume Thursday morning at 9:00 A.M.

MEETING DECORUM AND RULES FOR PRESENTING TESTIMONY:

The Planning Commissioners are volunteers, appointed by the Board of Supervisors. Each Commissioner represents one of the five supervisorial districts in the County.

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity, and respect. All persons who wish to present testimony must observe the following rules:

- When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
- Address your testimony to the Chairperson. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. Individuals' testimony will be limited to 3 minutes, and speakers representing an organized group may have up to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. No applauding or shouting will be allowed during the hearing.



Agenda

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MEETING DATE: Wednesday, August 30, 2023 & Thursday, August 31, 2023

MEETING LOCATION AND SCHEDULE

Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary.

The Regular Meeting schedule is as follows; however, it is at the discretion of the Chairperson to call for breaks when deemed necessary:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:00 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

ROLL CALL

FLAG SALUTE

HEARING ITEM

1. Hearing to consider a request by **Dana Reserve, LLC and NKT Development, LLC** for the adoption of the Dana Reserve Specific Plan, a Vesting Tentative Tract Map (Tract 3159), and Conditional Use Permit for Oak Tree Removal and Grading/Impervious Surfaces. The Dana Reserve Specific Plan would allow for the phased development of a 288-acre master-planned community with up to 1,318 residential units, 110,000-203,000 square feet of commercial and non-residential (Visitor Serving/Hotel, Education) uses, a minimum of 54.9 acres of open space and recreation, and related circulation and infrastructure. The project also includes a County-initiated General Plan and Ordinance Amendment to change the land use categories within the specific plan area and to incorporate the property into the Nipomo Urban Reserve Line (URL), and to ensure the General Plan is consistent with the DRSP. The project would require annexation into the Nipomo Community Services District service area to facilitate the provision of water and wastewater services to the project. The project would result in site disturbance over the majority of the 288-acre project site. Specific earthwork quantities are unknown; however, excess earthwork material from earlier phases of the project (Phases 1 and 2) would be used as fill material for later phases (Phase 3) to balance earthwork on-site to the greatest extent practicable. The project site is located in the Residential Rural land use category, west of U.S. 101, east of Hetrick Avenue, and adjacent to the Nipomo URL. The project is located within the South County Inland Sub Area of the South County Planning Area.

Also to be considered is the Final Environmental Impact Report (FEIR) for the proposed project. The Environmental Coordinator, after completion of the initial study, found that there was substantial evidence in the record that the project may have a significant effect on the environment, and therefore a

Final Environmental Impact Report (EIR) was prepared (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) for this project. The Final EIR addresses potential impacts on: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Mitigation measures address these impacts and are included as project conditions of approval. Overriding considerations were determined necessary based on significant and unavoidable impacts associated with Air Quality, Biological Resources, Greenhouse Gas Emissions, Land Use and Planning, Population and Housing, and Transportation, and growth-inducing impacts.

County File Number: LRP2020-00007 AND SUB2020-00047

Assessor Parcel Number: 091-301-029,- 031, & -073

Supervisorial District: 4

Date Accepted: October 15, 2020

Recommendation: Recommend Board of Supervisors Approval

CORRESPONDENCE

ADJOURNMENT

ESTIMATED TIME OF ADJOURNMENT: 5:00 P.M. ON AUGUST 31, 2023

DANIELA CHAVEZ, ADMINISTRATIVE SERVICES OFFICER
COUNTY PLANNING COMMISSION