



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING**

**NOTICE OF DETERMINATION – ADDENDUM TO PREVIOUS
ENVIRONMENTAL IMPACT REPORT**

ENVIRONMENTAL DETERMINATION NO.: ED25-0139

DATE: November 4, 2025

PROJECT TITLE: Dana Reserve Specific Plan Amendment (LRP2025-00004/AMEND2025-00003) / ED25-0139

APPLICANT NAME: Dana Reserve LLC / NKT Development LLC

ADDRESS: 684 S. Higuera, Suite B, San Luis Obispo, CA 93401

TELEPHONE: 805-478-9009

EMAIL: Nick@nktcommercial.com

**SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF
THE PUBLIC RESOURCES CODE**

STATE CLEARINGHOUSE NUMBER AND PREVIOUS PROJECT TITLE: SCH#2021060558; Dana Reserve
Specific Plan

LEAD AGENCY: COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
976 OSOS STREET, ROOM 200
SAN LUIS OBISPO, CA 93408
(805) 781-5600
Website: <http://www.sloplanning.org>

LEAD AGENCY CONTACT: Eric Hughes (ehughes@co.slo.ca.us) **TELEPHONE:** (805) 781-1591

PROJECT LOCATION: 736 POMEROY RD NIPOMO, 93444, San Luis Obispo County, California; APN 091-301-073,

PROJECT DESCRIPTION:

Hearing to consider a request (LRP2025-00004/AMEND2025-00003) by Dana Reserve, LLC and NKT Development, LLC (Applicant) for the adoption of amendments to the previously approved 1) Dana Reserve Specific Plan (DRSP); 2) Vesting Tentative Tract Map (Tract 3159); 3) Conditional Use Permit for Oak Tree Removal and Grading/Impervious Surfaces; and 4) a first reading of an ordinance to amend the Dana Reserve Development Agreement. The amendments have the effect of reducing the residential unit count from 1,370 to 1,242 total units, removing the requirement to construct 100 accessory dwelling units at initial construction, and increasing the total open space from 55.6 acres to 60.86 acres. The project is located within the Dana Reserve Specific Plan area, west of US 101, east of Hetrick Avenue, and within the Nipomo URL. The project is located within the South County Inland Sub Area of the South County Planning Area.

STATEMENT OF FINDINGS

The Environmental Coordinator, after review of the previously-prepared Final Environmental Impact Report, finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous Final Environmental Impact Report; no substantial changes have occurred with



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respect to the circumstance under which the project is undertaken; and, no new information of substantial importance has been identified which was not known at the time that the previous Final Environmental Impact Report was adopted. Therefore, use of the previously-prepared Final Environmental Impact Report (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is proposed.

Based on staff's determination that all the above conditions apply, an addendum to the adopted Final Environmental Impact Report is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Final Environmental Impact Report for further discussion about all potentially significant issues originally identified for the proposed project.

Basis for Addendum: In accordance with Section 15164 of the State CEQA Guidelines, the County has determined that this Addendum to the certified EIR is necessary to document changes that have occurred in the project description since the EIR was originally certified. The changes proposed are relatively minor in nature and, as documented in Chapter 3, Impact Analysis, of this Addendum, would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Additionally, no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified has been identified. The County has reviewed and considered the information contained in this Addendum and finds that the preparation of subsequent CEQA analysis that would require public circulation is not necessary.

This Addendum does not require circulation because it does not provide significant new information that changes the certified EIR in a way that deprives the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect. The County shall consider this Addendum with the certified EIR as part of the discretionary review of the proposed amendment to the Specific Plan. This Addendum and the previously certified 2024 Final EIR together make up the environmental documentation for the proposed project. T



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ACTION BY THE COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS:

On November 4, 2025, the County of San Luis Obispo Board of Supervisors adopted an Addendum to the previously certified Final Environmental Impact Report for the Dana Reserve Specific Plan (LRP2020-00007/SUB2020-00047).

This is to advise that the County of San Luis Obispo Board of Supervisors as Lead Agency has, on November 4, 2025, approved the above-described project and has made the following determination regarding the above-described project:

1. The project will have a significant effect on the environment.
2. ☒ An Environmental Impact Report and Addendum to such Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made as a condition of the approval of the project and a mitigation reporting and monitoring plan was adopted for this project.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Addendum to the previously certified Environmental Impact Report and record of project approval is available to the General Public and may be examined at:

County Planning & Building Department
976 Osos St., Rm 200
San Luis Obispo, CA 93408-2040

Eric Hughes (ehughes@co.slo.ca.us)

Division Manager

Lead Agency Contact Person

Title

Signature:

A handwritten signature in blue ink, appearing to be "Eric Hughes", written over a horizontal line.

Date:

11/04/2025



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
40-11052025-228

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL ehughes@co.slo.ca.us	DATE 11/05/2025
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COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER
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PROJECT TITLE
DANA RESERVE SPECIFIC PLAN AMENDMENT (LRP2025-00004/AMEND2025-00003) / ED25-0139

PROJECT APPLICANT NAME DANA RESERVE LLC / NKT DEVELOPMENT LLC	PROJECT APPLICANT EMAIL nick@nktcommercial.com	PHONE NUMBER (805) 478-9009
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PROJECT APPLICANT ADDRESS 648 S. HIGUERA, SUITE B	CITY SAN LUIS OBISPO	STATE CA	ZIP CODE 93401
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PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,123.50	\$	
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$81.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ **\$81.00**

SIGNATURE

X *Michelle Maltby*

AGENCY OF FILING PRINTED NAME AND TITLE

Michelle Maltby, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Elaina Cano
San Luis Obispo - County Clerk-Recorder

40-11052025-228

11/05/2025
FISH
Pages: 6
Fee: \$ 81.00

By MMaltby, Deputy

