

**SAN LUIS OBISPO LAFCO  
Local Agency Formation Commission**

**Proposal Application**

The California Government Code requires the Commission to review specific factors in its consideration of this proposal. Please complete this form to facilitate our review.

Please provide the names and addresses of the Applicant's Agent or and/or other persons to whom copies of the Agenda, Executive Officer's report and any required notice or hearing is to be furnished.

<b>Name</b>	<b>Applicant/Agents Address</b>	<b>Telephone Number</b>
Nick Tompkins	684 Higuera St., Suite B	805-541-9004 (Office)
	San Luis Obispo, CA 93401	805-478-9009 (Cell)
RRM Design Group	3765 S. Higuera St., Ste 102	805-543-1794 (Office)
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<b>Name</b>	<b>Interested Parties Address</b>	<b>Telephone Number</b>

<b>E-mail Addresses</b>	
Nick Tompkins	nick@nktcommercial.com

**Proposal Type:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> ANNEXATION | <input type="checkbox"/> OUTSIDE USER AGREEMENT     | <input type="checkbox"/> SPECIAL STUDY          |
| <input type="checkbox"/> SPHERE OF INFLUENCE   | <input type="checkbox"/> SPECIAL DISTRICT FORMATION | <input type="checkbox"/> INCORPORATION OF CITY  |
| <input type="checkbox"/> DISSOLUTION           | <input type="checkbox"/> MERGERS                    | <input type="checkbox"/> DIVEST/ACTIVATE POWERS |
| <input type="checkbox"/> CONSOLIDATIONS        | <input type="checkbox"/> REORGANIZATIONS            | <input type="checkbox"/> DETACHMENT             |

## General Information

Name & Type of Proposal: Dana Reserve Specific Plan

(e.g., name, type, jurisdiction)

Annexation to Nipomo Community Services District

1. This Application was initiated by:

Petition     Resolution of Application

2. Does the application include 100% written consent of each property owner in the affected territory?

Yes     No

3. State reason(s) for requesting the proposed action: Annexation to the Nipomo Community Service District (adjacent to the current boundary.) The project is within the NCSD Sphere of Influence.

4. State location of affected territory: Unincorporated County of San Luis Obispo, South County Area Plan, adjacent to the Urban Reserve Line of the Nipomo Community and the Nipomo Community Service District. APN#

5. Is the affected territory inhabited or uninhabited (less than 12 registered voters)?

Inhabited     Uninhabited

6. Do the boundaries of the district or city overlap or conflict with the boundaries of the proposed annexation?

Yes     No

If yes, justify the need for overlapping or conflicting boundaries: N/A

7. Do the boundaries of the territory split lines of assessment?

Yes     No

8. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip?

Yes  No

If yes, justify the necessity for the boundaries as proposed: \_\_\_\_\_

9. If the proposed boundary follows a street or highway, does it include the entire street or highway?

Yes  No

10. List the cities or district(s) that will be affected by this proposal: NCS D

### Land Use Information

11. Total acreage: 288

APN #s Option 1 - 091-301-073, -031, --030 Option 2 - 091-301-073, -031,-029

12. Indicate the zoning. County and City rezoning of the site:

County: Dana Reserve Specific Plan - Residential, Commercial, Open Space

City: N/A

13. Describe any special land use concerns found in General Plans: \_\_\_\_\_

Canada Ranch Planning Area

14. Describe the existing land use: Vacant

15. What is the proposed land use? Residential, Commercial, Open Space, Trails.

16. Has the affected territory been rezoned?  Yes  No

The South County Plan lists this property as the Canada Plan Area (Pg# )

Date: \_\_\_\_\_ (Please attach ordinance)

If yes, what is the rezoning use and densities (if applicable) permitted? \_\_\_\_\_

17. Describe the specific development potential of the property: 1,289 residential units, 203,000 s.f. commercial uses, public park, pocket parks, open space and trails.

18. Has a Land use Permit, Conditional Use Permit, Tract Map, or Specific Plan or other land use approval been given for the property(ies)?

\_\_\_\_\_ Yes      X \_\_\_\_\_ No

\*If yes, please attach a copy of the approval\*

### **Environmental Information**

(Please submit any environmental studies that have been completed.)

19. Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body?

\_\_\_\_\_ Yes      X \_\_\_\_\_ No      Draft EIR has been prepared and undergone 45 day review period. Comments due 8/1/2022

\*If yes, please attach a copy\*

20. Is the site presently zoned for or engaged in agricultural use?

\_\_\_\_\_ Yes      X \_\_\_\_\_ No

If yes, please explain: There has been periodic cattle grazing to keep land down

Prime agricultural land:

\_\_\_\_\_ Yes      X \_\_\_\_\_ No

21. Will extension of services requested for this proposal induce growth on affected property?      X \_\_\_\_\_ Yes      \_\_\_\_\_ No

On adjacent properties?      \_\_\_\_\_ Yes      X \_\_\_\_\_ No

Unincorporated?  Yes  No  
Both?  Yes  No

22. Will the proposal require public services from any agency or facility that is currently operating at or near capacity, i.e., sewer, water, police, or fire?

Yes  No

If yes, please explain: NCSD is not operating at or near capacity

23. Please describe the environmental setting of the site: Existing vacant land adjacent to US Highway 101, variety of vegetation types including Oak trees and variety of plant types, sandy soils

24. Terrain: Level to gently rolling (0-10%)   
Slopes (10-30%)   
Steep slopes (over 30%)

25. Hydrology (streams, lakes, or marshes on site)?  Yes  No

If yes, please describe: \_\_\_\_\_

26. Vegetation:

Has the natural vegetation already removed or altered?

Yes  No

27. Are there any endangered plant species on site?  Yes  No

28. Have any endangered or threatened species been identified?

Yes  No

If yes, please explain: Pismo Clarkia (Listed species), Burton Mesa Chapparal (degraded),

Spine Flower, Manzanita (special status species),