

DANA RESERVE FAQs

What type of homes are proposed for this project?

The Dana Reserve will offer a variety of housing options including apartments, condos, townhomes, cluster homes, and single-family homes.

Square footage of homes will be evenly distributed throughout the individual (12) neighborhoods offering homes ranging from 650 square feet to 3200 square feet.

Will these housing units be affordable?

The project will provide the deed-restricted affordable housing units as required by the County's Inclusionary Housing Requirements Ordinance. Additionally, many of the homes will fall within the moderate and workforce housing sales price based on San Luis Obispo County Affordable Housing Standards for a family of four and below the median home price in San Luis Obispo County of \$637,000.

I want to live where I work, will that be possible in this community?

On-site features include flex commercial/light industrial and a commercial village center with hotel, restaurant, shopping, education facility, and a daycare center will offer local employment opportunities.

Dana Reserve will be designed with the latest fiber optic technology to facilitate work at home options.

What other amenities will be available in this project?

This project features 78 acres of open space including a 10 acre central Public Park plus passive parks in each of the 12 neighborhoods. An on-site Mercantile will offer residents an opportunity to enjoy the outdoors with family and friends as well as providing local provisions. The plan also provides 7 miles of hiking and equestrian trails and an equestrian staging area where trucks with trailers can arrive and unload to access the trails.

Will this project have energy saving features?

All homes will feature advanced green technology in compliance with the California Building Standards Code and Tier 1 of California Green Code. This technology includes solar panels, water consumption reduction, drought tolerant landscaping, and community Electric Vehicle (EV) charging stations. House garages will be pre-wired for EV and will have solar PV panels for energy production.

On-site commercial development will also feature green technology building principles.

Will this project have an impact on Tefft Street at US 101? Will it improve this area of Tefft Street?

The proposed traffic circulation plan will have a positive impact on Tefft Street congestion by providing a through connection on North Frontage Road from Tefft Street south to Willow Road north. Additionally, the direct connection from Pomeroy to Willow across the Dana Reserve will alleviate much of the disruptive cutover traffic on Ten Oaks and Hetrick. The Dana Reserve will avoid direct vehicular connection to the adjacent neighborhoods of Sandydale and Hetrick.

What are my commuting options living at Dana Reserve?

San Luis Obispo County Regional Transit Authority (RTA) is expected to provide service from an on-site transit hub and bus stops to area job centers including San Luis Obispo and Santa Maria.

There is also a proposed "Park & Ride" lot located at the North Frontage Road south of Willow Road.

How can Nipomo Community Services District provide water to the Dana Reserve?

The Nipomo Community Services District has exhibited exemplary foresight in securing a long-term contract with the City of Santa Maria and will be able to provide water to the Dana Reserve project.

NOTE: See Sustainability section of website- Water Resources & Conservation

Will Dana Reserve preserve the oak trees on the site?

A majority of the centrally, located oak woodland is to be maintained as part of the Dana Reserve Specific Plan. Where development is to occur adjacent to coast live oaks, County oak tree protection measures will be implemented.

A combination of both on-site mitigation and off-site mitigation will be used to offset the live oak trees. As part of the off-site mitigation for oak tree preservation, Dana Reserve has purchased property that was part of the original Dana Rancho Nipomo.

This 385 acre natural habitat and oak preserve will be permanently maintained through a conservation easement with management and oversight by a local, non-profit conservation group.

Will there be any program to give locals preference in purchasing homes?

Yes. Residents and workforce of San Luis Obispo County and Northern Santa Barbara County will be offered priority.

Will there be a Homeowners' Association at Dana Reserve?

Dana Reserve is a Master Planned Community providing a number of amenities and commercial uses. To enhance and maintain these amenities, a Homeowners Association Fee will be assessed to each home.