

## DANA RESERVE FAQs

### 1. What type of homes are proposed for the Dana Reserve community?

The Dana Reserve Specific Plan proposes 10 neighborhoods with diverse housing options including apartments, condominiums, cluster homes, and single family. These neighborhoods are designed for working families, first time homebuyers, and active adults. The apartments will include 75-90 affordable units per the county housing requirements.

### 2. Will Dana Reserve offer affordable housing units and how many will be available?

The project must comply with the San Luis Obispo County Affordable Housing Standards requirements by paying in-lieu fees or building on site. The Dana Reserve has proposed a collaboration with a local non-profit to develop 75-90 affordable multi-family homes. Currently, 67% of the homes and apartments in the Dana Reserve community are forecast to be below the county's maximum workforce housing sales and rent prices.

### 3. Besides affordable housing opportunities, how will the Dana Reserve benefit the Nipomo community?

On site offerings include flex commercial/light industrial space, a commercial village center featuring a hotel, Cuesta College satellite campus, shopping and eateries, and a daycare center operated by a local non-profit. This commercial area will offer local employment opportunities and provide County tax revenue.

### 4. What outdoor recreation will be available on site?

78 acres of open space will be dedicated provided within the project. The central open space consists of an oak woodland on a rolling slope. There will also be a central public park and each of the neighborhoods will have their own pocket parks. A 7-mile trail system for hiking, biking and horse-back riding including an equestrian parking/staging area.

### 5. Will there be a Homeowners Association?

There will be CC&Rs and a Master Homeowners Association (HOA) for the entire project and an individual HOA for each neighborhood. The project also proposes an HOA to maintain trails and pocket parks.

### 6. What energy-saving features will Dana Reserve include?

All homes will feature advance green technology in compliance with the California Building Standards Code and Tier 1 of California Green Code. This technology includes solar panel, 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.

### 7. Will this project have an impact on Tefft Street at US 101 and other local roads?

The proposed Traffic Circulation Plan will have a positive impact on the Tefft Street congestion especially on Saturday and Sunday by providing a through connection from the North Frontage Road north to Willow Road. Additional circulation improvements include a direct connection through Dana Reserve from Pomeroy Road to Willow Road. This new collector road will provide an alternative to the local 'cut-through' traffic on the Ten Oaks, Glenhaven, Hetrick neighborhoods. The Environmental Impact Report (EIR) and Traffic Report will review traffic and circulation and make recommended mitigation measures for improvements where needed.

### 8. How can the Nipomo Community Services District (NCSD) provide water to Dana Reserve?

The Nipomo Community Services District has exhibited foresight in securing a long-term contract with the City of Santa Maria that will provide water to the Dana Reserve. Dana Reserve will be charged water rates based on 100% delivery of imported water from Santa Maria. The estimated payment will be approximately \$28m to the NCSD. The district is currently conducting an engineering analysis to review water capacity and service level.

### 9. What preservation measures will be taken on the Dana Reserve site?

A majority of the centrally located oak woodlands will be maintained as part of the Dana Reserve Specific Plan. Where development occurs adjacent to Coast Live Oaks, the County Oak Tree Protection Measure will be implemented. The Environmental Impact Report will provide details on the biological resources on the property. Dana Reserve has purchased a 388-acre property that was originally part of the Nipomo Land Grant. This off-site location, referred to as Dana Ridge, will be placed in a permanent conservation easement that features a natural habitat and oak woodlands.

### 10. Given the number of homes built on the Dana Reserve site, will there be a need for additional schools?

The Dana Reserve will be part of the top-ranked Lucia Mar Unified School District and enrollment projections will be studied to determine the need for a school facility. These enrollment numbers will be confirmed by the Lucia Mar Unified School District and the Environmental Impact Report.