

From: [Bill Johnson](#)
To: [Morgan Bing](#)
Cc: nipomoaction@gmail.com
Subject: Dana Preserve Development
Date: Sunday, September 8, 2024 6:44:30 PM

Dear Ms. Bing,

I am writing you regarding the subject development and the urban sprawl it represents. I am a 34 year home owner in Nipomo, and have seen dramatic growth in the area since arriving in 1989.

It is my understanding that LAFCO discourages urban sprawl and advocates for orderly, efficient growth of communities. It is my hope that LAFCO will scrutinize the plan for the Dana Preserve for the following reasons, in addition to urban sprawl:

- Disregard for preservation of open space and old growth oak forest.
- Public safety involving:
 - Police/Sheriff resources
 - Fire evacuation issues with the development as currently planned
 - Transportation within and outside the Nipomo area, particularly related to school aged children.

- Sustainability of of water resources for the entire southern county

According to the San Luis Obispo Supervisor hearing last April, there are 19 significant impacts that cannot be mitigated. Clearly, this development is not consistent with the mission LAFCO stands for.

Thank you in advance for providing appropriate scrutiny to this irresponsible development proposal.

Sincerely,

Bill Johnson

From: [Patty](#)
To: [Morgan Bing](#)
Subject: Concerned resident - Help, please
Date: Tuesday, September 10, 2024 2:33:05 PM

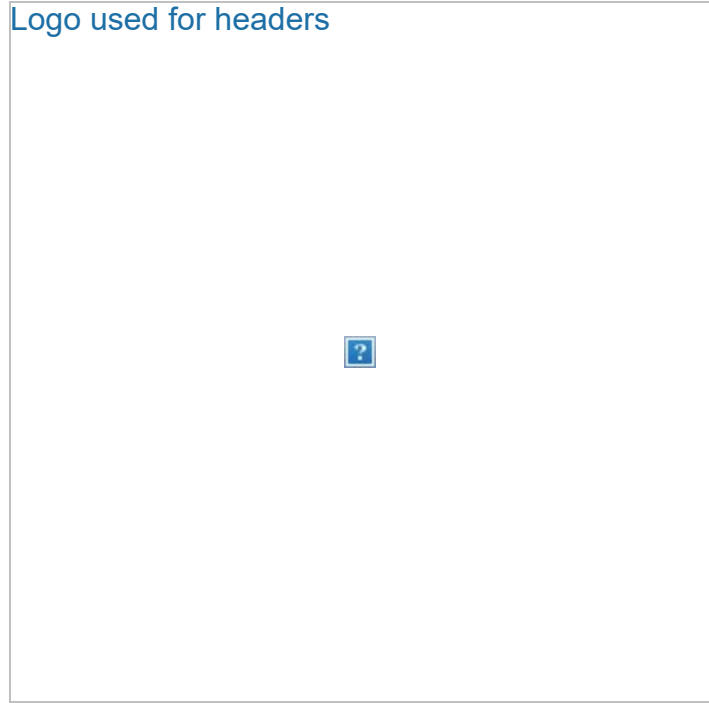
To the Honorable Members of the San Luis Obispo Local Agency Formation Commission,

I am concerned about the last contiguous stand of 3,700 century-old Coastal Oaks and the ecosystem and habitats sustained in their domain. The area proposed in LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve) is RARE maritime chaparral. This area needs to be studied, ecologically preserved and documented. The edemic life supported and interdependent on this site needs intelligent and equitable consideration (by this Commission) to maintain this rare and special maritime chaparral and the LIFE sustained within it.

It is my hope you, Commissioners, will insist on a fair and equitable balance in Nipomo. Please. Know that your decision is the last chance for balance with the overly zealous project of 1,500 homes (6 - 8 homes/acre), 250,000 square foot commercial and the permanent loss of Nipomo's endemic species including over 3,700 Coastal Oaks. Please HELP US!

Sincerely,
Patricia McQuillen representing The Coastal Oaks and the Inhabitants
750 Glenhaven Place
Nipomo, CA. 93444
cprteachr@aol.com
805-451-2771

From: [Streamline](#)
To: [Morgan Bing](#)
Subject: New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)
Date: Wednesday, September 11, 2024 9:49:21 AM



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

Your Name:	Shannon Kessler
Your Email:	shannon.kessler1@gmail.com
Subject:	Dana Reserve Support Letter
	Dana Reserve Support Letter: South slo county's most important resource Dear Board members, Thanks for representing us. I am Shannon Kessler, Nipomo homeowner and 32 year county resident. I urge you to vote YES for the annexation of the much needed Dana Reserve housing project in it's current status. Please remember that as I speak this morning I am actually representing 6 members of my family who support and will benefit from this project, my son and daughter in law

Message:

residents of Nipomo, my daughter who wants to buy a home in Nipomo, my husband a local contractor who repairs the many old homes in this area. My 78 year old mother who wants to use her Veterans benefit to buy a home but the local homes are too expensive and in poor condition to qualify for a VA loan. Opponents of the Dana Reserve Project talk extensively about natural resources and preserving habitat. I'd like to bring to everyone's attention to the fact that human beings; children parents, and families are our primary natural resource and as such they require a protected habitat. This development would provide a habitat for this precious natural resource. I know there have been a lot of concerns about how many people are, going to move here and that this will attract even more people from outside the area. I believe that the majority are already here. This applies in my own home I live with multiple family members, three generations are represented in my own house. I have my elderly Mother, my adult daughter and her friend who became a tenant of ours when she couldn't find a place to rent. Our tenant asked to move in more than two years ago and she still hasn't found an affordable home of her own even though she has a full-time county job. My parents retired and have been steadily priced out of homes on their Veterans retirement income. My daughter works At Diablo Cyn power plant and she can't afford to buy her own home. The Dana Reserve's varied home types and prices would address the desperate shortage of housing in Southern San Luis Obispo County and in so doing preserve our most important natural resource-our citizens. Ensuring that they don't have to move away from their hometown and families in order to achieve the most basic human need- a habitat/home/house/shelter. I urge you to vote in favor of the Dana Reserve Project as currently proposed. Thank you for your thoughtful consideration. Shannon Kessler Nipomo homeowner and Local small family business owner Shannon Kessler

Attachment:

[Reply / Manage](#)

Powered by [Streamline](#).

From: [Ranel Porter](#)
To: [Morgan Bing](#); [Rob Fitzroy](#); [Imelda Marquez](#); bpierik@bwsllaw.com
Subject: Protect Our Water: Deny the Dana Reserve Project
Date: Thursday, September 12, 2024 12:29:21 PM

Dear Commissioners of LAFCO,

I write to you not just as a concerned citizen of San Luis Obispo County, but as a voice speaking for the land itself, for the oak trees that have stood in quiet testimony to our shared history, for the chaparral that shelters delicate ecosystems, and for the future generations who will inherit the decisions made today.

The Dana Reserve project stands in stark contradiction to the very mission under which LAFCO operates—to protect our communities from urban sprawl and to foster thoughtful, responsible growth. Urban sprawl, by its definition, brings with it a host of destructive consequences—traffic congestion, pollution, and a loss of open space that once sustained both nature and people. All of these symptoms are already visible in the tapestry of the proposed Dana Reserve.

This development claims to answer our county’s housing needs, yet it fails to serve the people who need it most. With only 30% of units meeting the criteria for affordable housing, the Dana Reserve turns a blind eye to the deep housing inequity we are facing. Less than 8% of the project’s homes will be deed-restricted for affordability, and even these will require public funding. Meanwhile, the promise of a “housing ladder” seems far from reality, with rungs too distant and steps too high for the average resident to grasp.

How can we, in good conscience, support a project that will price out the very people it purports to house?

Moreover, the strain on Nipomo’s already limited water resources cannot be ignored. The Nipomo Community Services District is contractually bound to supply water within its existing boundaries, yet here we are, contemplating a project far beyond those limits. The Northern Cities Management Area and Golden State Water Company have made it clear—our region is in a state of severe water shortage. Do we dare gamble with the lifeblood of our community, knowing that future generations may face even harsher scarcity as a result?

In its haste to build, this project threatens not only the integrity of our water resources but the very land that gives our county its beauty and diversity. More than 4,000 oak trees, vital to our ecosystems, are marked for destruction. Thirty-five acres of Burton Mesa chaparral will be reduced to memory. This kind of loss is irreversible.

Commissioners, I implore you—honor LAFCO’s mandate to protect the land, to prevent urban sprawl, and to guard our open spaces. Consider the voices of the Nipomo community and the county stakeholders who have proposed a smaller, more responsible project that aligns with our General Plan and our population growth projections.

The decision before you is not merely a legal one—it is a moral one. To approve this project is to forever alter the landscape of Nipomo in ways that will be felt for generations. But to deny it is to preserve the heart of what makes our county a place worth calling home.

Please, do not let the lure of rapid development lead us down a path from which we cannot return.

With hope for a better tomorrow,
Ranel Porter
(925)765-9243
4850 San Jacinto Avenue
Atascadero, CA 93422
RanelPorter@gmail.com

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Thursday, September 12, 2024 2:25:17 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Barbara Knobloch
Your email:	abcread@abcread.com
Subject:	No Doctors in Nipomo that are accepting new patients.
Message:	<p>Dear Sirs & ladies, I am among those trying to stop the Dana Reserve Project. My main concern is that ALL of the doctors in Nipomo are not taking new patients. I called the one doctor that had on their website they were taking new patients. They said the website needed to be updated as they were NOT taking new patients. The Urgent Care in Nipomo is no longer available... not sure what happened. There are many other reasons for my opposition. 2. No manned Police station. 3. Morning and evening traffic congestion.. 4. Fire Protection. 5. Pot Holes on freeway 6. cutting down 3000 mature</p>

trees. 7. My water bill this month was \$271.05.. I am afraid it may go higher. Please help us. Barbara Knobloch

Attachment:

[Reply / Manage](#)

Powered by [Streamline](#).

September 13, 2024

Good morning,

I am writing in support of the Dana Reserve Project located in Nipomo California. It is my understanding the review process is underway for this project.

I believe this project is a much-needed resource for our area. As a life-long resident of Nipomo and a business owner in Arroyo Grande and Santa Maria, the location of this project is very beneficial to ours and other businesses in these areas. Finding employees has become harder over the last 10 years and continues to get harder. The cost of living in this State, and our area, make it difficult for small businesses to thrive. The added burden of housing, only adds to the struggle. We recently lost an employee due to housing issues locally. His family could not find affordable housing and moved back to the Clovis area.

We are not the only small business this has happened to. Not just the employee side, families are losing loved ones from the area due to not being able to afford or find housing here. Seniors are retiring away from their loved ones and hometown, due to the issue. It's an issue that effects everyone, except those that already have a home, or are financially secure. That is not the case with many long time families that have children old enough to move out and would love to be able to stay here.

There will always be impacts on our infrastructure and lives when we add homes to an area. Unfortunately, not all those are positives for everyone but that is the fact of life in a small area. We need to prioritize housing over the aesthetics and comfort of longtime residents sometimes. This project is well thought out, has the means to help so many people and keep the feel of Nipomo with the community feel. It's a project with the goal of providing workforce housing and the low-income units from Peoples Self Help allow those that may never own otherwise, an opportunity. I've lived near a Peoples Self Help project and the homeowners were so filled with pride to own something.

The developer, as a life long Nipomo Native, has gone above and beyond for this project in my opinion. The deed restrictions, the down payment assistance, and other benefits are unlike anything else in this area. I think it would be a huge disservice to not allow this project to proceed. I would love to see young families and those that otherwise may leave the area, be able to stay.

Yes, it will be an impact on our infrastructure, but I see where all concerns brought up have been addressed and will be mitigated to the best possible solutions. There is no way to build anything and not have some impact on the area, that's not a realistic view. I believe this developer will only do what is best for his hometown, and has made concessions to show that throughout the entire process.

Thank You,

Lisa Streator

Nipomo, CA

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Friday, September 13, 2024 12:26:00 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Mo Murphy
Your email:	momurphy22@gmail.com
Subject:	Concerns re: Dana Reserve Development Proposal
	<p>From: Mo Murphy To: LAFCO Board Re: Dana Reserve Proposal 9/13/24 Dear LAFCO Board – A significant portion of our Nipomo community has long advocated for responsible development that aligns with the sustainability of our town and the surrounding county. However, the proposed Nick Tompkin’s Dana Reserve project, which seeks to build over 1,400 homes on 288 acres of oak forest, presents serious concerns. This development would be the largest in our county in years, leading to an estimated population growth of 25%. Such a drastic increase raises alarms, particularly</p>

Message:

due to the absence of critical infrastructure. Currently, there is insufficient water infrastructure to support a population increase of this magnitude. It appears that the NCSD approved the annexation of this project with the hope of increasing revenue, but the questions remain regarding the validity of the hydrologist's water availability projections, which merit further investigation. Additionally, we must consider whether this development could exacerbate the water shortage across the rest of the county. With resources already stretched thin, does the expansion threaten to leave surrounding communities with even less water? This is not the only unmitigated issue with the Dana Reserve development proposal. In addition to the water infrastructure concerns, the density of the project will exacerbate the already significant traffic issues on the Highway 101. With no plans to widen the highway in the foreseeable future, this development will add strain to a key transportation route, further impacting daily commutes and overall traffic safety. Given these concerns, we urge the board to thoroughly evaluate the full impact of the proposed development on both our infrastructure and quality of life for the whole county before moving forward. Sincerely, Mo Murphy

Attachment:

File attached — [please log in to download it securely](#)

Reply / Manage

From: Mo Murphy

To: LAFCO Board

Re: Dana Reserve Proposal

9/13/24

Dear LAFCO Board –

A significant portion of our Nipomo community has long advocated for responsible development that aligns with the sustainability of our town and the surrounding county. However, the proposed Nick Tompkin's Dana Reserve project, which seeks to build over 1,400 homes on 288 acres of oak forest, presents serious concerns.

This development would be the largest in our county in years, leading to an estimated population growth of 25%. Such a drastic increase raises alarms, particularly due to the absence of critical infrastructure. Currently, there is insufficient water infrastructure to support a population increase of this magnitude. It appears that the NCSD approved the annexation of this project with the hope of increasing revenue, but the questions remain regarding the validity of the hydrologist's water availability projections, which merit further investigation.

Additionally, we must consider whether this development could exacerbate the water shortage across the rest of the county. With resources already stretched thin, does the expansion threaten to leave surrounding communities with even less water?

This is not the only unmitigated issue with the Dana Reserve development proposal. In addition to the water infrastructure concerns, the density of the project will exacerbate the already significant traffic issues on the Highway 101. With no plans to widen the highway in the foreseeable future, this development will add strain to a key transportation route, further impacting daily commutes and overall traffic safety.

Given these concerns, we urge the board to thoroughly evaluate the full impact of the proposed development on both our infrastructure and quality of life for the whole county before moving forward.

Sincerely,

Mo Murphy

Sadie Krier
160 Swallow Lane
Nipomo, CA, 93444
sadiejok@icloud.com
(805) 931-9373
09/13/2024

Dear Chairperson and Members of the Commission, I am writing to submit my comments regarding LAFCO no. 4-R-22 - Annexation no. 30 to Nipomo (Dana Reserve) which is currently under consideration by the Members of the Commission San Luis Obispo Local Agency Formation Commission (LAFCO).

My name is Sadie Krier and I grew up in Nipomo. I am also a graduating environmental studies student at a leading climate and environmental school: the University of California Santa Cruz (UCSC).

I personally have experienced groundwater depletion in California and this area specifically as I grew up on a dry well- I grew up without water.

According to the department of water resources, the pipeline from Santa Maria, that will supply the Dana Reserve, was built because Nipomo needed groundwater recharge. As the state of California is in a dangerous position with water, we cannot approve developments that use so much of it. Despite the discussion of state allocations, the ecosystem at large has no water to spare.

According to the Environmental Impact Report (EIR), reports on the Nipomo Mesa Management Area (NMMA) have declared Santa Maria basin as in severe water shortage conditions. Therefore, approving the annexation of the Dana Reserve would increase the risk of groundwater depletion and saltwater intrusion as was a concern with past developments. Just because it isn't happening now doesn't mean it won't happen in the future, especially if water supplies this mega development.

In section 4.10, the EIR also states that there "would be a loss of basin wide percolation and groundwater recharge due to significant increase in impervious surfaces." The impact these impermeable surfaces would have on our local water cycle, flooding, runoff, and groundwater is concerning and I feel not properly addressed. Further, policies WR 2.4, 3.1, 3.2, 3.3, 3.6, and 4.6 are all in place to help groundwater recharge and quality. I personally believe the potential efforts listed in the EIR are not enough to respect these policies and should be further evaluated.

One thing the environmental impact report does not mention in terms of water, that is at utmost urgency, is the loss of 3,948 oak trees – an entire mature live oak woodland. If you have been to

Nipomo, you know this is one of the last spaces with woodland (or trees at all!). Trees happen to be great reservoirs for water! Thanks to their amazing water holding capacity and other capabilities, they help filter and keep our groundwater healthy and charged. They play an essential role in our local water cycle by transpiration that leads to precipitation. As someone who grew up in a drought - and witnessed all of the trees I could see die from invasive species - and as someone who has studied the environment at collegiate level, I understand how important these beings are to our water and lives. The loss of an entire forest will impact our local water cycle and with the current state of our climate, this is not something that should be messed with. We are part of an ecosystem, not separate from trees nor water. When we harm one part of nature, it will come back to harm us.

Some who write and speak before you may not mention water but rather speak of affordable housing. Although this is not on the agenda of water, I understand this topic may impact your decision. Therefore I would like to note that as an adult living at home and as someone who has faced great school-related housing battles, the Dana Reserve is not affordable housing. Just under half a million dollars is not affordable! Not for me, and not for the majority of our Nipomo population- 38% of whom are living in poverty (Cal Enviro Screen). Speaking of our population, please keep in mind that over half of Nipomo identifies as Hispanic and It is clear that the majority of the Nipomo community has not been fairly represented at any point in this process.

The Nipomo Community Services District (NCSD) voted to annex the Dana Reserve on the grounds of a study concluding that 'we have water for this project and plenty even in times of drought'. This was funded by the developer, Mr. Nick Tompkins. After studying science for four years at a research Institute, I can say one of the first things you look at in a study is reliability and conflict of interest. In the scientific community funds of such interest result in studies that you should remain highly skeptical of. Additionally, according to the North County Management Association (NCMA), there was a misinterpretation of the 2005 stipulation that was solely intended to offset groundwater use of the Nipomo Mesa Basin for residents at the time: not for future developments. Also, when considering past appropriate predicted yields of the NMMA compared to the actual recent yields of the area, there appears to be a potential deficit and overuse of the groundwater. This means that the supplemental water we are currently using still is not enough to offset groundwater depletion. This watershed supplies all of the NMMA, not just the NCSD- which was not mentioned by the developers when addressing the water use situation. Further, expectations of the amount of water the NCSD will need for future developments including the Dana Reserve appears to exceed the amount of supplemental water that is supposed to be for all of the NMMA. The NCSD has not been provided the requested amount of water but Santa Barbara county. Given these statements are true, there is not enough water for this megadevelopment. Before further decisions are made on the water use for this project, I am requesting further unbiased research reports on the state of our current water situation and the impact this project will have on it. There are many innovative ways to save and use water efficiently and help mitigate the increase in water use. (I.e. greywater and rainwater systems), none of which have been included in this project.

Projects like this continue to affect me and my family personally as we rely on healthy groundwater levels. Unhealthy groundwater levels have impacted my life tremendously. I am not willing to let future generations grow up like I did because we were being irresponsible with our water. Please vote no on the annexation of the Dana reserve. I am not asking you to turn down this project altogether, but I am asking you to help us work together with my community to form a plan that protects and respects the Nipomo ecosystem: people, trees, and water. Please remember this vote may seem small to you, but it will cause permanent and large change to my home and massive destruction to our ecosystem. As is, this project will harm the water and us. Please help us make change and negotiate by voting no on the annexation of the Dana Reserve. I conserve water, you should too.

Thank you for your time and I appreciate you taking my story and comments into consideration when making this decision.

Sincerely,
Sadie Josephine Krier

In solidarity and support of my statement:

Erin Krier
Anthony Krier
Brooke Krier
Preston Krier
Lynne Krier
Trenton Demontmorency
Ashley Gastineau

From: [Stan Williams](#)
To: [Morgan Bing](#)
Cc: [Stan Williams](#)
Subject: Dana Reserve (Public Comment)
Date: Friday, September 13, 2024 12:05:17 PM

Stan Williams
Nipomo Calif.
Ca. 93444
stan.williams@gmail.com
9.13.24

To: Members of the Commission San Luis Obispo Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, Ca.

Subject: Public Comment Regarding Dana Reserve Specific Plan

Dear Chairperson and Members of the Commission, I am writing to submit my comments regarding LAFCO No.4-R-22 Annexation No. 30 to Nipomo CSD (Dana Reserve), which is currently under consideration by the San Luis Obispo Local Agency Formation Commission (LAFCO). As a resident of Nipomo, I believe that this matter is of significant importance to our community and would like to offer my perspective.

I am a retired high school and junior college teacher working for over thirty-five years in the field of Agriculture, Natural Resources and Ecology. I also grew up in a family with two brothers and father working in the construction industry. I know that the only way to achieve affordable housing is through adequate supply of affordable housing. I also know that when Gov. Gaven Newsome passed the directive for all counties to build more affordable units that did not mean build them without regards to the existing environment, health and safety of Nipomo. This is not to mention the over four thousand signatures by residents opposing the project.

I am not going to go into the 16 unmitigated issues of this project for I know you are well aware of them. I feel that the SLO Board of Supervisors have passed the buck and not done their job. You now are the ones that have the sleepless nights and will have to have the open minds to stand up to this project. You can not approve a development because the developer is a nice guy and has worked very hard.

I suggest that you approve the Alternative Map L developed by the community input and the Nipomo Action Committee.

I thank you for taking the time to read my letter and that you weigh heavily upon my comments in this very important matter.
Feel free to contact me if you need clarification.

Sincerely,

Stan Williams

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 9:01:17 AM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Alyx Michell
Your email:	alyxmichell@gmail.com
Subject:	Dana Reserve
Message:	As a resident of Nipomo I am appalled that this huge development is being approved. It is far too large for the area. Traffic has already become congested at certain times and is getting worse. The water issue is also a concern. This need to be considered.
Attachment:	

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Powered by [Streamline](#).

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Friday, September 13, 2024 8:02:03 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Andrea Winter
Your email:	awinterfour@aol.com
Subject:	Nipomo Dana Reserve
Message:	<p>We are so crowded here, the LMUSD has a lottery system for busses and after school care. Our largest grocery store, Vons, runs out of basic items on a weekly basis. Our Banks ATM machine are constantly out of money on the weekends. I have lived and have been a property owner in Nipomo since 1986. We do not want the Dana Reserve. We don't have enough resources and Water for more homes and people.</p>
Attachment:	

Reply / Manage

Powered by [Streamline](#).

From: [Becky Williams](#)
To: [Morgan Bing](#)
Subject: Dana Reserve Specific Plan - Public Comment
Date: Sunday, September 15, 2024 3:47:06 PM

TO: Members of the Commission, San Luis Obispo LAFCO

Dear Chairperson & Members of the Commission:

I am writing to submit a few comments regarding LAFCO No. 4-R-22 / Annexation No. 30 to Nipomo CSD (Dana Reserve), which is currently under consideration by the San Luis Obispo LAFCO. As a resident of Nipomo, I believe that this matter is of SIGNIFICANT importance to our community and would like to offer my perspective.

I am a resident of Nipomo and have owned my home for 16 years. The mission of LAFCO is to serve the residents of San Luis Obispo County and the State of California by **discouraging urban sprawl** and encouraging the efficient and orderly formation and growth of local agencies. The proposed Dana Reserve fits the very definition of "urban sprawl" as it will result in adverse environmental and social impacts, including, but not limited to, traffic congestion, air pollution, loss of open space and social inequities.

The Nipomo community and many county-wide stakeholders developed a consensus in support of a smaller version of this project in compliance with the County General Plan and consistent with the population growth projections. The County Board of Supervisors rejected that proposal out of hand. I strongly urge you Commissioners to carefully apply LAFCO standards in considering the size of this project. The Dana Reserve Specific Plan is inconsistent with several County guidelines and supportive goals of the South County Inland Area Plan.

SLO LAFCO Policies, Procedures Adopted 08/17/23 (one year ago)

2.1.11 In any proposal requiring water service, the Commission *requires* that the agency to which the annexation is proposed should demonstrate the availability of an adequate, reliable and sustainable supply of water. ..." [Emphasis added.]

Nipomo Community Services District has committed to provide water resources to the Project that 6 Petitioners contend were not, are not, and cannot be made available for such allocation.

The supplemental water "*demonstrate that the NCSO Waterline Intertie FEIR assumed Phase I and II supplemental water would only be used within the current jurisdictional boundaries of the Nipomo Mesa water purveyors and never considered a scenario where this water could be used outside of those boundaries.*"

The following policies all pertain to the environmental destruction that will take place if the Dana Reserve is permitted. Section 2.10 California Environmental Quality Act Policies, p. 21: "2.10.5 The Commission shall organize and write environmental documents in such a manner that they will be meaningful and useful to decision makers and the public and consistent with CEQA guidelines.

"2.10.6 The Commission shall consider the involvement of the public in action affecting the environment as an essential and indispensable element of the decision making process.

"2.10.7 The Commission shall prefer avoidance of adverse impacts over mitigation, If, however, mitigation is necessary onsite or offsite, mitigation should be fully implemented.

"2.10.8 The Commission shall help prevent the elimination of the County's fish and wildlife species and preserve for future generations sustainable representations of the County's native plant and animal communities."

Thank you to the Commission for consideration of this very important matter affecting not only Nipomo but the entire County of San Luis Obispo and northern Santa Barbara County. Once a plan of this scope is in motion, there is no stopping the multiple adverse effects of the project. I trust that you will keep the interests of the residents of Nipomo and SLO County in the forefront.

Sincerely,

Rebecca Williams
534 Briarwood Ln
525 Sandy Oaks Ln
Nipomo CA 93444
Submitted September 15, 2024

September 14, 2024

Dear LAFCO members,

This letter is in support of the annexation of the Dana Reserve project into the Nipomo Community Services District (NCSD) that is in front of your Commission. Obviously I will address the most pertinent issue for this board, the water issue as it relates to the NCSD, but I want to give you a more comprehensive view as well. It all fits into a larger situation. So I beg your patience with this more lengthy letter.

My wife and I have been in the area since 1986 and have lived in Nipomo since 1989. We have raised three children here that are in the ages between 22 and 31. We would like to have our children and their friends and age group to have the same opportunities as we did when we arrived here. Unfortunately, we have seen many of their friends and kids in their age group leave the central coast for other areas in California but many have even left the state altogether. Many have left because of a lack of affordable housing and/or starter houses.

In the end availability and lower priced houses is a matter of demand and supply. Your Commission is fully aware of that. The Dana Reserve project will help address that issue in a significant way.

I have been involved in Agriculture since 1986 including the third largest cut flower growing operation in the state of California.

I have been president of the chamber of commerce in Nipomo, served on a board of Santa Barbara Bank & Trust, served on boards of the California Cut Flower Commission (an elected position), the Central Coast Green House Growers Association, school advisory boards for Mesa Middle School and Nipomo High School, the Rotary club of Nipomo, the Ag Advisory board for Nipomo High School and have been involved with many other organizations and I'm still involved with many.

My wife and I love the Central Coast

It is very interesting to see some of the arguments from opponents of this project. Many people we know.

We cannot escape noticing more than a fair amount of hypocrisy from many of them. NIMBYism is writing a new chapter here.

So, let's go through some of the issues that are being raised.

The Annexation of the Dana Reserve project into the NSCD

1. The NCSD unanimously voted for this annexation
2. They followed the rules of the annexation process
3. They serve the current NCSD customer with this planned annexation
4. They clearly will annex a project that is in their sphere of influence and has been planned for many decades in one form or another
5. They planned appropriately for this project

The oak trees

1. The oak trees are NOT an endangered species. There are 2 billion oak trees in California on 13 million acres (!!!!!). There are 2 billion oak trees in California one inch or bigger and 800 million

5 inches or bigger. This is directly from a USDA study. Here is the link

https://www.fs.usda.gov/psw/publications/documents/psw_gtr217/psw_gtr217_603.pdf

2. We are living right next to Los Padres National Forest with 1.75 million acres with lots and lots of those oak trees
3. On top of this, the developer has acquired a piece of property where he will preserve the oak trees, plus plant even more oak trees on it. The total amount of oak trees saved in perpetuity is way more than 14,000.
4. The developer has changed his plans numerous times to preserve more trees on the to be developed property even to the detriment of planned sport facilities such as tennis fields and soccer fields (which we think is a pity)

The Water situation – Especially relevant for YOUR Commission!!!

1. I've been involved in the ground water litigation since the nineties with a number of our properties. Because of this I feel I have a more than average understanding of our ground water basin.
 - a. We are NOT in an overdraft. I understand that the NCSB board has apparently taken a somewhat different legal position on this but I strongly feel that my legal team has a different and correct point of view on this.
 - b. The NCSB Board has been "encouraged" by the litigation to obtain a secondary water source which they have found and are contractually obligated to.
 - c. I'm in Agriculture with numerous properties in Strawberry production and yet, I am NOT concerned about our water situation. The Adjudicated basin is under court monitoring and we are in excellent shape
2. Because the NCSB Board has acted ("encouraged by the litigation") to plan for the future, they have substantial amounts contracted with the city of Santa Maria.
 - a. They will HAVE to take that extra water.
 - b. If this project will not get approved, ALL the current NCSB customers will be penalized by enormous water bill increases in the very near future. So, the NCSB does proper future planning for growth but when that growth doesn't happen, the agency and therefore their ratepayers will be severely punished. My understanding is that current NCSB rate payers will have a **negative average impact of \$750** a year if the project is not approved. Doesn't seem to make a lot of sense.
 - c. The NCSB will pump less from our groundwater basin than they have in the past even with this project and complete buildout of the NCSB covered area.

The Schooling situation

1. The argument that no schools exist for this planned project seems weird and absurd since it is my understanding that no School District board can plan for an expansion of schools without a project being completely approved because only then it would create this potential need
2. And, when the project goes through its phases it will create very substantial funds that will facilitate such an expansion need

The traffic situation.

1. The studies have apparently clearly shown that the current traffic issues for many existing roads will NOT deteriorate it will actually improve some issues
2. The connection of Frontage road to Willow will be an enormous improvement (read especially the swap market situation on Sundays)

3. The argument of 101 traffic issues is particularly interesting. If that argument would be applied to the rest of California then it would preclude any development in almost the whole state of California. Which would devastate our state's economy.
 - a. Same argument for Caltrans as with a school district, Caltrans will NOT act upon improving the 101 in our area (widening to three lanes, widening the Santa Maria Bridge etc etc) unless there is a significant impact being felt. This is unfortunate but is not unique to this project.
 - b. The 101 is busy at a few times of the day but many potential buyers in the Dana Reserve will be able to mostly avoid these busy times by choosing their timing of their trips. So even that impact will be a lot less than some are portraying.
4. The Willow road interchange has been built for the future of exactly a project like this. And, in all the years it has been built it has never felt busy at all and basically very underused. The Nipomo High School starting of the daytime has been very manageable (and a big improvement of the situation before it was built)

The Housing situation

1. There is a significant shortage of supply in Nipomo for housing as the market continues to show
 - a. The need is not just from out of the area people. There is a big need for kids from our family and other families in the area that would love to live where they grew up
 - b. This project with its different neighborhoods is going a very big way in addressing the needs of housing in the lower affordable range. Yes, there are higher priced neighborhoods as well. But I'm sure you are aware of the enormous costs of building these days
 - i. The lower priced neighborhoods are ONLY possible with a project that has the pricier neighborhoods that can subsidize these neighborhoods.
 - ii. Demanding and requiring only lower priced neighborhoods is financially not feasible with all the overall infrastructure and other requirements for a project this size.
 - c. Having a developer that lives in Nipomo with a stellar reputation of delivering what he promises and having the financial wherewithal to see a project this size to its completion is an enormous plus for this project and our community. I've got to know the Tompkins family through the years at many community and fundraising events. Their heart and financial support for the community is pretty solid.
2. Our son, a management consultant for an international company, is a prime example of working from home many days a week and who can and wants to live in the area he grew up in. The lack of supply in Nipomo has not made that easy.

The non housing part of the development

1. Opponents have used the argument that a project like Trilogy did not deliver with their promised commercial area. This developer is different. He has a vested interest in developing the commercial area and has a track record of delivering what he promised.
2. Getting another supermarket, restaurants and other facilities like that will satisfy a need that exists and reduce the amount of trips many of us now have to take north or south to fulfill those needs
3. The Cuesta College component will also bring needed education facilities at that level closer to home reducing traffic north or south.

The Hypocrisy issue

1. I've attended many meetings on this project both at supporters meetings and opponents meetings. I've also attended the SLO County planning Commission meetings, the Board of Supervisors Board meetings and the NCSD meetings where it all got approved as you are well aware of.
2. The opponents are made up of a large group of people that moved here in the last 10 to 30 years. They have their piece of paradise and NOW everything should stop. That looks very hypocritical.
3. A large number of opponents are now living in Blacklake, Cypress Ridge, Trilogy and other local developments.
 - a. The overwhelming arguments these people use are similar to the arguments that were used against their developments they are now living in.
 - b. Yet, if their arguments against this project would have been used against the projects they now live in, it would have resulted in their developments not being approved and not being built, they would not even be here!!!!!! But they have their spot in paradise and they apparently have a short memory and don't care if they are apparently hypocritical.
4. Some opponents are living directly around the planned project.
 - a. A project like this was in the South County Planning Update of I believe 1994 but even before was mentioned for years as some sort of project like this.
 - b. Many of the people moved in after this 1994 date yet, they claim ignorance (like the IRS, **ignorance is no defense**)
 - c. Many have ulterior motives such as moving certain roads, closing certain roads etc etc.
 - i. Many of these issues have been addressed by the developer but in so many cases, the opponents moved the goalposts and just added more demands
 - ii. The Woodlands, now Trilogy, is a bad example where a group of opponents (Save the Mesa) extracted a buy off amount from the developers to stop their opposition. This extortion money (as some have described it) has created a false potential for some opponents. I sincerely hope this developer will NOT give in to that kind of extortion. And I'm not under the impression that he will.
5. And yes, NIMBYism.
 - a. Many opponents say it is a great project. Just not at this spot. Somewhere else in Nipomo. Or Santa Maria. Or Arroyo Grande. Or Oxnard. Or LA etc etc.
 - b. What they know is, that if you Google NIMBY, they will fit in that description to a tee. They just hate it when you call them out on it
 - c. NIMBYs should not be rewarded. A good part of NIMBYism is unfortunately rooted in selfish behavior to the detriment of the greater good.
 - d. The moment I got my house and Agricultural properties it would probably be better to have no development at all after that anymore. But I feel that I'm not alone in this world and Nipomo will still be a piece of paradise with such a well thought out project like this. I'm not for unbridled growth or an type of project. But THIS is a great one.
6. Not the most important thing in the world but an interesting very symptomatic thing of the opponents: For almost two years (!!!!) the opponents have littered our Nipomo area with many, many (hundreds?) signs opposing the project placed illegally in the right of way of County roads.

- a. The opponents have been made aware of these illegally placed signs as verified by the County of SLO Public Works Department
 - b. When they learned most of their signs were illegally placed but would not be removed by the County because of lack of funds for such removal, they choose to continue to break the law
 - c. Yet, the opponents want the developer to follow every rule that exists to a tee plus many more rules they are making up as they go.
 - d. Smells of hypocrisy
7. Many times opponents bring up the fact we should not become LA or the San Fernando Valley.
- a. The facts show that the latest census density per square mile is 6,394 people in San Fernando. Meanwhile, SLO County went from 81.7 people per square mile to 85.6 from the 2010 to the 2020 census which makes San Fernando almost 75 times more crowded than SLO County
 - b. This project and even others in SLO County will NOT get us even remotely close to any of those areas. Yet, that doesn't stop the opponents from bringing it up over and over again.

Tactics of opponents

1. I won't belabor this extensively even though there are an enormous amount of issues I've encountered myself and seen other proponents objected to by the opponents
2. For many months I was very active on social media in support of this project and I have been subjected to a lot of low tactics
 - a. I stayed on the issues and did not make it personal
 - b. They doxed me
 - c. They accused me of having a financial interest in the project. I don't
 - d. They told me my kids should leave the area, the state, the Country (!!!!). I should leave the area
 - e. I've received a death threat (I have informed Dan Dow, our District Attorney)
 - f. I should resign from my social service club (which has nothing to do with it)
 - g. They got factual posts of me taken down while many posts of attributing ownership of companies and properties that are not mine stayed up etc etc.
 - h. Personal insults have been made and are still up: Dumb, uninformed, I should slither back to the hole I came from etc. etc.
 - i. To be clear, I'm not affected by it, it says more about them than me... but still.
3. Over the last two years I've gone to many different events and meetings in our greater Nipomo area from small events to events with hundreds of people, as many as 600. I am the kind of person that talks to a lot of people at these events. People I agree with and disagree with.
 - a. Yet, I've talked to a very large number of people that support this project
 - b. At the Board of Supervisors meeting there were more proponents that spoke in support of the project than against this. Something that apparently has not happened at a Board of Supervisors meeting to the recollection of many.
 - c. But I also heard the argument again and again that, even though they support it, they are not interested in the vitriol of social media from the overactive opponents and the cancel culture that comes with it. That is a very scary scenario especially for people with business interests in the area.
4. As a LAFCO Commission member, you are no doubt fully aware of the scourge of social media and many over the top baseless tactics of opponents of projects like these. I wish you all the good luck of filtering that out.

5. But keep this very big thing in mind that I asked the members of the board of the planning commission the Board of Supervisors and the NCSB Board: How many opponents would NOT be here if the rules they want applied to this project, would have been applied to their piece in paradise they are currently living in. They knew and we all know the answer: A very large group of opponents would not be there..... Because their house would not even be here. Rules for thee but not for me.

All in all. An important Annexation project for your Commission to decide upon
But as I hope your Commission looks at all the facts and the well thought out plan that I think it is, I hope you will come to the conclusion that nothing is perfect but that this project is one that makes a lot of sense.

Therefore the annexation by the NCSB Board makes a lot of sense.

A project done by a reputable developer that lives in the town itself and who will do anything and everything to deliver what he promises.

The NCSB board did plan for the future properly by securing a secondary water source.

You're also aware that not approving this annexation project will financially significantly hurt the current NCSB rate payers which makes no sense at all.

Big Good Projects come by seldom. This is one of them

With this project Nipomo will continue to be a piece in paradise.

Please approve the annexation of this project by the NCSB

Thank you for your time and consideration.

Respectfully,

Cees M. Dobbe
620 Black Ridge Lane
Nipomo CA 93444

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 9:37:24 AM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Dan Day
Your email:	dandday247@gmail.com
Subject:	No on Dana Reserve
Message:	<p>Please consider a scaled down version of the Dana Reserve. This project is much too large for the current area. We don't even have a middle school to accommodate the current students in the area. Secondly, we don't even have enough school bus drivers for our current students, let alone another 2,000 kids. Traffic is already a huge problem and the extra water we are supposed to get did not consider this many new residents. This is a much larger influx in residents than your own policies even want. Please consider the current residents of this area. This is not</p>

wanted at all. But if this must go through, please consider a drastic reduction to the number of acres and buildings. Thank you for your consideration, Dan Day

Attachment:

[Reply / Manage](#)

Powered by [Streamline](#).

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Saturday, September 14, 2024 11:52:51 AM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Danna Weidner
Your email:	d2weidner@gmail.com
Subject:	Annexation of Dana Reserve
Message:	<p>As a Nipomo resident I am concerned about the annexation of the Dana Reserve. Under the original agreement the 2,500 AFY was intended to recharge our ground water NOT to support a large development such as this. Several of my neighbors who would like to build ADUs on their property have been denied due to insufficient water. In addition, there are 19 significant impacts in the FEIR that have not been addressed. I think it is sad that the Board of Supervisors & Planning commission have disregarded all input from the community in approving this project. Thanks for your</p>

	consideration. Danna Weidner & Tom Cash
Attachment:	

[Reply / Manage](#)

Powered by [Streamline](#).

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Saturday, September 14, 2024 3:14:05 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	David Perry
Your email:	perryburg@gmail.com
Subject:	LAFCO hearing of the Dana Reserve development
Message:	Please hear out the Nipomo action committee regarding the water issues that should apply to the Dana Reserve development situation.
Attachment:	

[Reply / Manage](#)

Powered by [Streamline](#).

Dolores Howard
145 16th Street
Paso Robles CA 93446
September 13, 2024

San Luis Obispo Local Agency Formation Commission (LAFCO)
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401

Dear Commissioners,

As a county resident, I am writing to you to express my concerns regarding LAFCO No. 4-R-22 Annexation No. 30 Nipomo CSD (Dana Reserve), which is currently under consideration by the San Luis Obispo LAFCO.

Key to LAFCO's mission is to discourage urban sprawl, due to the impacts that it has on human communities and the natural environment, including water and air pollution, traffic congestion, air pollution, loss of open space, habitat fragmentation, and social inequities. I urge the Commission to carefully consider the long-term human and environmental impacts of a project of this size, at a time when increasing temperatures, drought, and loss of biodiversity are already increasing sharply world-wide.

Smaller is better: population growth and the proposed DRP: This project is anticipated to result in a total population growth of at least 4,200 residents. The Nipomo community and many countywide stakeholders developed a consensus of a smaller version of this project, one that would be in compliance with the County General Plan and population growth projections and provide affordable housing, while reducing the threats to water reliability and groundwater health, reducing the project's greenhouse gas emissions, reducing unplanned population growth (lowered from over 4,200 to 2,600), and reducing the excessive vehicle miles traveled (from 3,000 car trips a day, resulting in a VMT (vehicle miles traveled) per capita higher than the regional averages to 1,700 car trips per day. Vehicle miles traveled (VMT) is a significant environmental justice concern because it disproportionately affects lower-income and underserved communities. The alternative plan would be a significant improvement over the project as proposed and while providing continuous open space for walking, hiking and equestrian use by all.

Expensive homes prioritized over our human reliance on nature: Less than 30% of the housing proposed in the DRP are low- and moderate-income units. Yet, the biological impacts from saving mature oak trees, and federally endangered species and special habitats under an alternative plan will be significant to all who live and breathe. Biological diversity is essential to human survival, just as reasonably-priced homes are, and this project can be sized to provide both affordable homes and the natural resources that we require. Oaks should be considered as the valuable resource that they are: oaks support more life-forms than any other North American tree genus, providing food and protection for insects, birds, reptiles, lichen and mammals. Oaks enhance ecosystem function, including groundwater recharge, reduce stormwater runoff and stabilize soil, improve water quality by reducing erosion, and provide an important carbon sink. Expensive homes can't do the jobs that oak trees do for us. The DRSP is inconsistent with several county guidelines for protection of important biological habitats.

Keeping our heads above water: Use of imagination and brilliant design to create affordable housing without harming water supply: Annexing the Dana Reserve will put a strain on Nipomo's supplemental water to prop up new urban sprawl development. The NCS D is contractually obligated to dedicate the supplemental water to projects within its jurisdictions; supplemental water was intended only to meet demand for existing customers and future infill development within the NCS D service area. Water has been denied to projects that provide affordable housing where infrastructure does exist. Additionally, there are serious concerns that the proposed DRP will impact the water supply for surrounding communities. An innovative plan with a focus on acres in conservation and units of housing, including affordable housing, can be achieved with further thought and brilliant design, in a project where homes and child care and educational facilities are created, along with open spaces with trails and educational opportunities, and in which stewardship roles for the open spaces are born.

The proposed alternative plan will bring the project into compliance with dozens of County land use policies and avoid multiple violations of the Land Use Ordinance. I trust in the Commission to take into careful consideration its mission and the significant negative impacts of the proposed DRP.

Sincerely,

Dolores Howard
Resident, Paso Robles

From: [Streamline](#)
To: [Morgan Bing](#)
Subject: New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)
Date: Saturday, September 14, 2024 10:13:26 AM

Logo used for headers



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

Your Name:	Elizabeth Wineman
Your Email:	wino90@msn.com
Subject:	Dana Reserve Annexation
	<p>I am a forty-year resident of Nipomo, raising children, working, and being part of the community. I am concerned that the size of the Dana Reserve project has not been given the consideration it deserves, commensurate with the impact it will have. I have attended or viewed many of the hearings of the Planning Commission and Board of Supervisors. The alternatives to the Dana Reserve that would help avoid the nineteen significant unmitigatable impacts identified</p>

Message:

by the EIR have been set aside. Issues of water, safety, and services haven't been thoroughly addressed. In addition, if the driving purpose of this project is to provide "affordable housing," this project does not accomplish that goal. Most offensive to me personally, this project ignores the stated goals of multiple county and state agencies to preserve open space and oak habitats. Annexation of the Dana Reserve project as currently planned by the NCSD will have an impact on the Nipomo community for which it is not prepared, especially since the Area Plan has not been updated for 30 years. I urge you to deny annexation and ask stakeholders to consider a down-sized plan, such as Alternative L, as proposed by the Nipomo community. Thank you for your valuable service. Elizabeth Wineman

Attachment:

[Reply / Manage](#)

From: [Streamline](#)
To: [Morgan Bing](#)
Subject: New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)
Date: Sunday, September 15, 2024 1:56:22 PM

Logo used for headers



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

Your Name:	Jay Cabrera
Your Email:	jaydonapps2021@gmail.com
Subject:	Opposing the Dana Reserve annexation
	<p>As a long-time resident of Nipomo, I have serious concerns about the proposed Dana Reserve project, particularly regarding its impact on our water supply. Our community already faces challenges related to water availability, and the proposed development threatens to exacerbate this issue significantly. This project will add a substantial number of new homes and residents without addressing the critical infrastructure needs, including our already strained water resources.</p>

Message:

The addition of thousands of new residents will undoubtedly put further pressure on our water supply, potentially leading to shortages and increased costs for existing residents. Moreover, the plan to remove over 3,000 oak trees and destroy important habitats is deeply concerning. This environmental impact could further affect our water cycle and overall ecosystem health. I strongly urge you to consider these critical water supply concerns and not approve the annexation of the Dana Reserve in favor of more sustainable and responsible growth strategies.

Attachment:[Reply / Manage](#)

Good morning,

I am writing to express my concerns over the annexation of the Dana Reserve into the Nipomo Community Services District. The Nipomo community has come out against this project at every step of the process without being represented by most of our elected officials. The South County Advisory Council and our district supervisor, Jimmy Paulding, have listened to the Nipomo community and voted against the project.

A vision statement describes the reason an organization exists. Most recently, the NCS D disregarded their own Vision Statement which states in part, respected and supported by our public and peers and help maintain the rural quality of life in Nipomo. The NCS D has lost the respect of the public and is not maintaining the rural quality of life in Nipomo with the annexation of the Dana Reserve which is an urban sprawl development.

The South County Area Plan, states in its vision statement that it is to protect the essentially rural Character of the south county yet three of the five county supervisors voted to approve the Dana Reserve. In this same report it states that rural character is achieved through development in rural residential density with typical lot sizes of five-acre parcels, (3-7). Again, a total disregard for the majority of our community that oppose the project. Why does an organization have a vision statement if it completely disregards what it says?

Now we look at the LAFCO Mission Statement. "To serve the residents of San Luis Obispo County and the state by discouraging urban sprawl and encouraging the efficient and orderly formation and growth of local agencies. Are these hollow words or will LAFCO listen to the Nipomo community and follow its mission statement of discouraging urban sprawl? Make no mistake, the Dana Reserve is urban sprawl when approximately 1,500 homes are crammed into about ¼ square mile.

The County's Conservation and Open Space Element is a tool to protect and preserve unique natural resources. The element includes policies that address reducing greenhouse gas emissions, directing growth away from with constrained natural resources, and water and energy conservation. All of these polices are contrary to the Dana Reserve development. The county has adopted strategies for safe pedestrian circulation and practices that promote and restore open space. This development has unsafe pedestrian corridors for children and parents walking to school from the project. They must cross Pomeroy St., a busy and major road between the project and Dana Elementary School.

According to the current Municipal Services Review prepared by LAFCO for the NCS D Sphere of Influence, some of the major goals of LAFCO are to discourage urban sprawl, preserving open space, determining whether new or existing agencies can provide the needed services in an efficient manner, and update the Sphere of Influence report every five years. This report also states that according to the county's Resource Management System and Council of Governments Population Predictions, Nipomo is expected to grow at a rate of 2% or less in the coming years. NCS D predicts the growth at 1%. The county has capped growth in Nipomo to 1.8% annually. The county has also established a water conservation for the Nipomo Mesa. Services cannot keep up with growth larger than these population predictions.

Now let's look at some of the issues created by the urban sprawl of the Dana Reserve. Let's start with water shortage. There is a court stipulation that requires Santa Maria to provide the NCS D with 2,500 AFY of supplemental water. That water is distributed between three purveyors with NCS D receiving 1667AFY of water. That is the only supplemental water requirement the NCS D is mandated to accept. That supplemental water is designated to supplement the groundwater of the Nipomo Mesa and for existing customers of the NCS D. The NCS D may request an additional 500AFY of supplemental water from Santa Maria, if needed, for infill within the existing NCS D boundaries. Only the additional 3,200AFY, which Santa Maria has not agreed to supply, would be used for new development within the sphere of influence. The NCS D is not authorized to provide supplemental water to the Sphere of Influence therefore the Dana Reserve cannot be provided with water.

Nipomo residents have done a great job in conserving water so less water is being pumped from the Nipomo Mesa groundwater basin. Even with the conservation and heavy rainfall the past two years, water levels remain below the normal level. Nipomo has gone from Severe Shortage to Potentially Severe shortage. Even though there has been a slight improvement in the water basin, none of the water supply is for new development outside of the existing NCS D boundary.

The NCS D and the developer are saying Nipomo has a surplus of water so it can be used for new development like the Dana Reserve. The fact is that any surplus water is not guaranteed if the rain slows or the existing residents use more water. We did not conserve so a developer could come in and use up all the water we saved for our future. Look at the Dana Reserve Final EIR, the Waterline Intertie EIR, and all the other documents regarding the use of the supplemental water and you will see that all the Santa Maria supplemental water is for current customers and infill development within the existing NCS D boundaries which the Dana Reserve is not.

Now let's look at some biological impacts. The developer wants to cut down and destroy over 3,000 mature Oak trees, as well as state and federally protected plants and wildlife. How is that discouraging urban sprawl? The Oak woodland and Oak Forest are a living and thriving ecosystems that support our environment in many ways. The developer says if you allow him to cut down over 3,000 Oak trees, he won't cut down the oak trees on another property miles away. Think about that and tell me how that makes sense. It would be like a car thief saying he will only steal your car but he won't steal any cars on the next block.

Another issue is traffic and pollution. This project will increase the population in Nipomo by about 25%. Nipomo is already the largest town/city in the south county. When you include Black Lake and Trilogy neighborhood, which are in Nipomo, we have a population of 23,000. Add approximately 5,000 more people, most of which will commute to work since Nipomo does not have many jobs available, into a confined area and you have a disaster in the making. The 101 freeway is already impacted. It is bumper to bumper traffic northbound from Nipomo to San Luis Obispo every morning and the same southbound from Shell beach to Santa Maria every afternoon. Now add another 2,500-3,000 cars to the mix and you can see the problem. Vehicles in bumper to bumper traffic will increase the pollution in the area.

What about Police and Fire? This development will create a negative tax base to the county. The sheriff has publicly stated he would need to hire at least 10 more deputies, two patrol sergeants and vehicles. He is already short staffed and the county is not increasing his budget to meet existing demands. The fire department says despite the donation of land, the fire department does not have funding for a new fire station with staff and equipment. This leaves Nipomo at risk of severe shortages in public safety. Existing Nipomo residents will be required to fund a bond to pay for the shortage in services the Dana Reserve project will create. That is not fair to the Nipomo community.

The Dana Reserve massive housing development does very little to meet the demand for affordable housing. Outside of the approximately 150 lots donated to self help housing, none of the remaining over 1,300 houses will actually be affordable. About 1,000 will be in the million dollar plus price tag. Most of the homes will be for commuters since there are very few available jobs in Nipomo. The burden on existing infrastructure and public safety this project creates for Nipomo is too great to be allowed to proceed. Let's fix the current problems of infrastructure and public safety before we add 5,000 more residents.

Thank you,

Joe Martinez

Sept. 17, 2024

Local Agency Formation Commission
1042 Pacific Street Suite A
San Luis Obispo, CA 93401

Dear LAFCO,

I am writing to you to implore you to consider the below in your review of the annexation of the Dana Reserve, Nipomo. The plan for the Dana Reserve is exceptionally aggressive and extremely large for the area. There are many issues with this plan, but the biggest issue is the lack of water. I understand the developer lays claims that there is enough water given that Nipomo is going to soon be getting a larger share of supplemental water, however, that water was slated for the current residents of Nipomo, not such an expansive increase of population all at once. Secondly, the issue will always be that the water is supplemental. In severe droughts, this water will be pulled at by many cities and with greater need. Per your own SLO LAFCO Policies adopted 8/17/23, “2.1.11. In any proposal requiring water service, the Commission requires that the agency to which the annexation is proposed should demonstrate the availability of an adequate, reliable and sustainable supply of water. In cases where a phased development is proposed, the agency should demonstrate that adequate service capacity will be provided as needed for each phase. In cases where a proposed annexation will be served by an onsite water source, the proponent should demonstrate its adequacy (CKH 56668)”. You are going against your own policy only one year after it was adopted as NCSO has committed to provide water resources to the Project that Petitioners contend were not, are not, and cannot be made available for such an allocation.

The plan for the Dana Reserve is simply much too large. Again, your own policies state you will “... discourage urban sprawl...”. This plan is in direct opposition to that policy. Per SLO County’s Regional Housing Needs Allocation (RHNA) numbers, the state is mandating that the County plan and permit for about 1,900 low- and moderate-income housing units by 2028. Only 30% of the total units in this project fulfill that requirement, which means 70% or 1,022 of the 1,470 proposed units aren’t the type of housing that the state is requiring us to build. The rest will be more high-end homes that are unattainable for the vast majority of the people who live here, and for which there is the greatest need.

With all this housing comes a great influx of population. The project is anticipated to result in a total population growth of at least 4,200 residents. This would result in a total population of over 23,000 in the unincorporated community of Nipomo by 2030, approximately 15% higher than

the population projected for 2030 derived from buildout population projections. (DEIR 4.14-25). Our schools are woefully unprepared for this influx. We currently don't have enough school bus drivers to even get our existing children to school. Likewise, our community doesn't even have a middle school. The kids currently have to be bussed to Arroyo Grande, and again, we don't currently have enough bus drivers to get our kids to school. How is this to be remediated with an additional influx of 4,200 residents: likely 2000 of them kids needing to get to school?

Lastly, I'd like you to consider the traffic. Buildout of the Dana Reserve would exceed the County VMT (vehicle miles travelled) thresholds and therefore is not consistent with State CEQA Guidelines section 15064.3(b). VMT per employee would be incrementally reduced compared to existing conditions; however, the project-related increase in residential VMT per capita and overall VMT would exceed the County VMT thresholds. Impacts would be significant and unavoidable (Class I). The VMT analysis concluded that the project's estimated VMT per employee and residential VMT per capita are higher than the regional averages and that the project would generate an increase in regional VMT. Have you tried to get across Teft in the morning on your way to work and school? It's a nightmare.

In conclusion, our little community is not prepared for such a large development. We don't want it at all. But if you must approve such a thing, please, please consider scaling the project down significantly. Our community just doesn't want this.

Thank you for your consideration,

Kelley Day

From: [Streamline](#)
To: [Morgan Bing](#)
Subject: New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)
Date: Monday, September 16, 2024 12:16:13 PM

Logo used for headers



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

Your Name:	Kelly and Justin Kephart
Your Email:	mountainviolet@gmail.com
Subject:	LAFCO No. 4-R-22 Annexation No. 30 to Nipomo CSD (Dana Reserve)
	Subject: Public Comment Regarding Dana Reserve Specific Plan, Dear Chairperson and Members of the Commission, we are writing to submit comments regarding LAFCO No. 4-R-22 Annexation No. 30 to Nipomo CSD (Dana Reserve), which is Currently under Consideration by the San Luis Obispo Local Agency Formation Commission (LAFCO). As residents of Nipomo, parents of school aged children in Nipomo and

Message:

environmental professionals, we want to offer our perspective on the Dana Reserve. It is clear that the projects' 19 un-mitigatable impacts under the following categories: Housing Transportation Air Quality Greenhouse Gas Emissions Land Planning Biological impacts In addition to the undo burden this project will put on our non-existent police and sheriff resources, school resources (transportation as well as school space), and our water resources (allocating water that should go to re-charging aquifer resources vs supporting new development), it is clear this development is not consistent with the mission LAFCO stands for, nor is it good for Nipomo. Nipomo is not against growth, it is against projects that do not adequately align with the community. This project has been pushed through the county system without adequately assessing less impactful alternatives that the community presented. Nipomo asks for our voice to be heard and to support projects that are true "infill projects" that support the County's housing needs while preventing damaging urban sprawl projects, like the Dana Reserve. Thank you in advance for providing appropriate scrutiny to this irresponsible development proposal. Sincerely, Justin and Kelly Kephart

Attachment:

[Reply / Manage](#)

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Monday, September 16, 2024 3:25:51 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Linda J Moran
Your email:	lmoran1@live.com
Subject:	Dana Reserve Specific Plan
	Linda Moran 776 Ashland Lane Nipomo, CA 93444 lmoran1@live.com To: Members of the Commission San Luis Obispo Local Agency Formation Commission (LAFCO) 1042 Pacific Street, Suite A Subject: Public Comment Regarding Dana Reserve Specific Plan Dear Chairperson and Members of the Commission, I am writing to submit my comments regarding LAFCO No. 4- R-22 Annexation No. 30 to Nipomo CSD (Dana Reserve), currently under consideration by the San Luis Obispo Local Agency Formation Commission (LAFCO). As a resident of Nipomo, I believe this matter is of

Message:

significant importance to our community and would like to offer my perspective. I moved to San Luis Obispo County two years ago from Riverside County, and I thoroughly enjoy living in Nipomo. However, the area of Riverside County I left experienced significant unplanned development with substantial negative impacts, such as increased traffic congestion, loss of open space, and school overcrowding. Unfortunately, I believe the Dana Reserve Project will bring similar significant, unavoidable impacts to Nipomo. Since moving here, I have become aware of the community's concerns about the availability of sufficient water supplies in this area. This project will put additional stress on our limited water resources, a factor that must be taken into serious consideration. Moreover, the removal of 3,000 mature oak trees is deeply concerning. This habitat cannot be replaced or replicated, and it deserves protection. It is crucial that the community's voice is heard regarding such a massive development. We are the ones who will have to live with the consequences of the decisions made by this Commission. Thank you for considering my comments on this important matter. Sincerely, Linda Moran

Attachment:

[Reply / Manage](#)

Maria Diets-Stover
556 Riviera Circle
Nipomo, CA 93444
osricsoma2012@gmail.com
805-674-6609

To: Members of the Commission San Luis Obispo Agency Formation
Commission (LAF-CO)
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401

Subject: Public Comment Regarding Dana Reserve Plan,

Dear Chairperson and Members of the Commission, I am writing to submit my comments regarding LAFCO No. 4-R-22 I Annexation No. 30 to Nipomo CSD (Dana Reserve), which is currently under consideration by the San Luis Obispo Local Agency Formation Commission (LAFCO). As a resident of Nipomo, I believe this matter is of significant importance to our community and I would like to offer my perspective.

My concerns about the decisions you will make not only hinges on the fact that I live within less than 3 miles of the proposed project. It also includes my understanding of the major changes and challenges rural communities such as Nipomo face when confronted with significant population growth over a short period of time. I experienced these changes and challenges while living in Ojai (1957 to 1988), and participated in community planning while residing in Paso Robles (1989 to 2021). My husband and I moved to Nipomo in April 2021.

I am not opposed to growth. I have 35 extended family members, several of which have been challenged by the lack of affordable housing in California. I am opposed to opportunistic, short sighted growth. The General Policies 2.1.14. states: *The Commission shall give "great weight" to a proposal that is supported by a community's long range vision for its growth and development.* The Nipomo Community Plan adopted in 2014 and updated in 1994 is only recently beginning to undergo revision. I would say that agreeing to a population increase of at least 4,200 residents without having an updated Plan for Nipomo is putting the cart before the horse.

Nipomo is already having to address current infrastructure challenges such as public safety, traffic mitigation and road maintenance, safe routes to schools,

overcrowded schools, a lack of employment opportunities and a lack of affordable housing. While the Dana Reserve Specific Plan has said it would address some of these deficiencies, the manner in which this development addresses them is grossly inadequate.

While the Dana Reserve Specific Plan promotes itself by espousing affordable housing, only 448 of its 1,470 housing units (30%) will be in the State mandated affordable range. Of that 448 units, 156 will only be a land donation. (The houses will have to be built by a nonprofit agency.) The remaining 1,022 units will be above moderate income earners. Such houses are already adequate in the County.

The Dana Reserve Specific Plan includes road upgrades and traffic lights for the intersection of Willow and the onramps to the 101 Highway, but it does not mitigate commuter traffic on the north and southbound 101 Highway. The Project addresses mitigating traffic within Nipomo by donating land for a commercial area which can include a supermarket, restaurants and more to provide services for those who live in that community. That commercial zoning will also allow a hotel, a Cuesta College distant learning center, and a daycare center. I believe the EIR has not sufficiently studied the impact the development's commercial plans would have on the main roads and air quality inside Nipomo, the 101 Highway and nearby communities.

The Dana Reserve Specific Plan proposes to mitigate fire safety by donating land for a fire station. Will the County of San Luis Obispo have the funding to build a fire station, buy trucks and equipment, and support employees to run the fire station in a timely manner, prior to this project's completion?

I believe that the approval of the annexation of the Dana Reserve Specific Plan into the Nipomo CSD is premature and irresponsible. This approval should be considered at a later date when there is an updated Nipomo Plan and a revised EIR that gives more serious consideration to the impacts this project will have on the entire Nipomo community as well as surrounding communities. In addition to this, the future Dana Reserve Specific Plan should include more cost sharing for infrastructure, including a fire station.

Thank you for your consideration,

Maria Diets-Stover

From: susan_ifsusan.com
To: [Morgan Bing](#)
Subject: Comments: Dana Reserve Study Session September 19, 2024
Date: Friday, September 13, 2024 4:15:37 PM

Dear Commissioners,

North County Watch is a non-profit incorporated in 2001, advocating for sustainable and reasonable development that can meet the needs of residents, preserve our resources and our unique environment.

We request that you consider denying the annexation of the current Project to the Nipomo CSD. The Dana Reserve design fails to adapt to the needs 21st century planning.

The Project should take care to preserve the extensive oak woodlands for its contributions to carbon sequestration, water infiltration, important species habitat, and air quality but fails to protect this important resource.

The Project results in multiple Class 1 impacts yet fails to provide the kind of housing that is so needed throughout the County. The Project puts serious strain of water resources, air quality and public services. At what point are we going to start doing better at designing and implementing projects that address our communities' needs and environmental imperatives such as safe drinking water, clean air, livable cities and functioning habitats?

Please require more from this project. Move us away from 20th century development that fails to meet today's planning challenges.

Thank you for your consideration of our comments.

Regards,
Susan Harvey, President
North County Watch
P.O. Box 455
Templeton, Ca 93465



Susan Harvey
805-239-0542

"Pay attention. Someday, you'll be the last one who remembers what happened."

Virginia Trimble, Astrophysicist

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Saturday, September 14, 2024 9:36:37 AM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Rachael Hazen
Your email:	rhazen@webtv.net
Subject:	Lack of water for Dana Reserve and surrounding areas
Message:	<p>Our ground supply of water is insufficient and in overdraft in Nipomo and surrounding areas. Extra water for the Nipomo area comes from a state water pumped from Santa Maria. Northern California has had many droughts in the past and that's where the water comes from. It is totally lacking and foresight to think that we have sufficient water right now. We are going to have sufficient water next year the year after or the year after.. As I understand it, the NCSD needs money and the developer has offered that. We also cannot stand to lose over 3000 oaks, taking them out is the antithesis to</p>

what we need to do for our air quality and wildlife. Please take into consideration that sometimes we do not get any water at all from the state.. the decision to let this project go through at the Dana reserve is shortsighted and foolish in the long run. Thank you, Rachael Hazen., 1347 Black Sage Circle in Nipomo.

Attachment:

[Reply / Manage](#)

Powered by [Streamline](#).

From: [Rebecca Pittenger](#)
To: [Morgan Bing](#)
Subject: Dana Reserve Development
Date: Sunday, September 15, 2024 2:58:06 PM

To Whom It May Concern:

I'm writing to oppose the Dana Reserve development in Nipomo. It's probably pointless for me to write this email because it's clear that the decision makers are all getting paid off. I'm not sure why bribe is legal these days...oh, wait, it's not supposed to be legal. I don't know why getting paid under the table is legal these days, but there it is.

The Chumash tribe has opposed this horrific project, as it would destroy some of their heritage - rather than building big monuments and crap, the Chumash consider the land to be a monument to their heritage. But, I guess it's traditional for the decision makers of the USA to fuck over the Indigenous people. After all the genocide that's happened to them, I think they deserve a break. But, no. Let's demoralize them further by raping their land - let's steal what little the Indigenous people have left. Why stop screwing them over now now??? Not when there's money to be made.

This horrible development will create urban sprawl that will transform the beautiful, peaceful small town of Nipomo into a dystopian nightmare, complete with traffic jams and unbreathable air. This unbreathable air will kill many people who have sensitivity to lung issues or respiratory conditions. It'll over crowd schools and create a fire hazard to rival Paradise. And people will die, waiting for ambulances to come that get stuck in traffic. People will die - people will actually die - but the decision makers don't give a fuck about that.

But, again, writing this email is pointless, because all the decision makers are getting paid off by the developer. Clearcutting a forest. Anyone who votes in favor of this cancerous growth will go to hell when they die.

Thanks for your attention to this matter,

Rebecca Pittenger

--

Rebecca Pittenger, Ph.D.
Licensed Clinical Psychologist
CA PSY25875
(323) 739-8444

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From: [Robert Cooper](#)
To: [Morgan Bing](#)
Cc: [Nipomo Action Committee](#)
Subject: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)-Study session
Date: Monday, September 16, 2024 10:21:08 PM

September 16, 2024

Dear LAFCO Chairperson and Members of the Commission,

As a resident of Nipomo for 12+ years, I believe this matter of annexing the Dana Reserve Project as planned is of significant impact and importance to the community and to the regional sphere of influence.

Due to the following concerns and facts, **I respectfully request LAFCO deny this annexation.**

- The SLO County FEIR identifies 19 unmitigatable impacts. These impacts are not addressed either fully or even partially (ref. LAFCO policy 2.10.7) and do not fit within the County's General Plan for Nipomo, do not align with LAFCO's mission of discouraging urban sprawl and preserving prime agriculture land and open space (LAFCO policy 2.1.1) and will result in a disorderly formation and chaotic growth of local agencies (reference LFCO Mission statement). Urban sprawl includes significant population growth of which this project would exceed the planned growth by 15% higher than planned (DEIR 4.14-25).
- Water- aquifer within NCSD will not be restored by the supplemental water supply contracted with Santa Maria if it is used/diverted to support this project. The use of the water supply from Santa Maria is not guaranteed and is in violation of using water not intended for large developments but for infill and restoring the aquifers. Also, in a letter dated October 23, 2023 from NMMA the water table is in a severe water shortage and this project should be weighed in negative impacts to the other regional/neighboring communities than just Nipomo.
- Deforestation of over 3,000 mature oak trees leaving only 4% of the original oak woodland, removal of 35 acres of leaving only 3% of the Burton Mesa chaparral and the destruction of the accompanying ecosystem results in a clear conflict with the South County Inland Area Plan and "promoting the protection of natural resources and...sensitive vegetation". (DEIR 4.11-34).

Regionally speaking, this expansive project sets a dangerous precedent for other SLO County regions to build beyond the current capacity that the infrastructure (schools, fire, police, medical, water and sewer) can support without developer-supported funding which would place an unfair burden on Nipomo and County taxpayers.

And if an alternative solution is needed, please consider the Nipomo Community Alternative Plan L which reduces the medium to high income housing, increases the ratio of needed affordable housing, greatly reduces the environmental impacts including saving thousands of mature oak trees and will reduce significant amounts of water consumption. The alternative plan is in compliance with the County General Plan, is consistent with the population growth projections for Nipomo and addresses many of the mitigatable impacts

listed in the FEIR while also better fulfilling LAFCO's Mission statement and policies.

Please deny the Dana Reserve Specific Plan as proposed.

Thank you,

Robert Cooper
785 Bracken Lane, Nipomo, CA

Sent from my iPhone

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Sunday, September 15, 2024 7:45:31 AM

Logo used for headers



Inquiries, Comments, Questions?

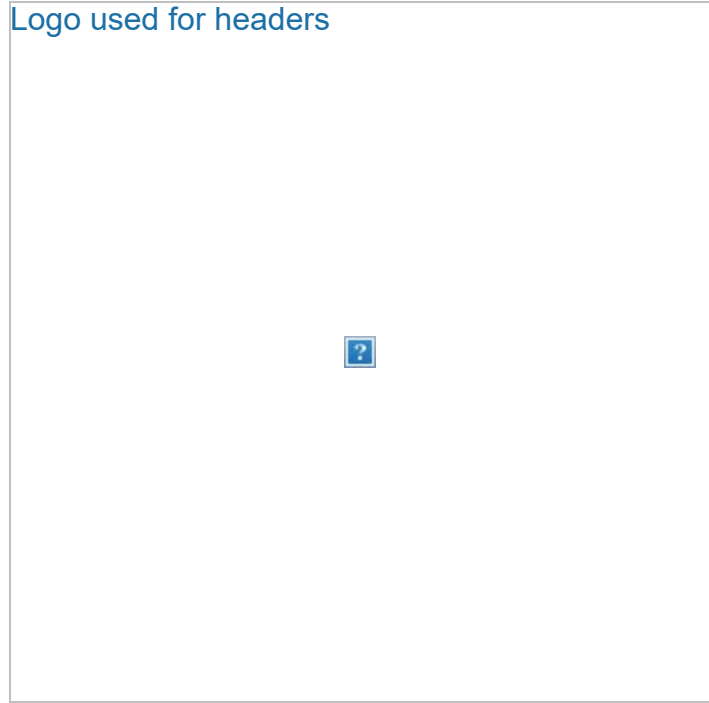
Your name:	Russell Fairbrother
Your email:	whatruss20@gmail.com
Subject:	Nipomo Dana Preserve
	<p>To whom it concerns, I've lived in Nipomo for 39 years. I've seen it grow from a small country town with many large lots from one acre to 5, 10, 20 acre. Very few apartment houses. RURAL. NOW we have a proposal to turn rural into an insane proposed project including apartments and in essence turning Nipomo into Santa Maria. Including gangs and most important a 25% increase in population for little Nipomo. The traffic is bad. Now. Please come to Tefft. St. During the morning rush hour. Water is very expensive. It's crazy in light of the fact that we live in a semi arid desert. When the next</p>

Message:

drought comes and it will imagine our water shortage. Especially since the population growth has roughly rose from 6k people to around 18k. This project also destroys thousands of oak trees. Established old trees. Including all the animals effected. Who benefits from this project . ? Nick Tomkins the developer an old man is the only one who does. We the people are impacted by more traffic , Our water rates will skyrocket. Our whole environment will be changed from rural to a city. Many people moved here like me because it was rural. Please vote this project down. SAVE US FROM THIS PRICK NICK TOMKINS. Thanks. Russell Fairbrother

Attachment:[Reply / Manage](#)

From: [Streamline](#)
To: [Morgan Bing](#)
Subject: New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)
Date: Sunday, September 15, 2024 6:52:15 PM



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

Your Name:	Shane Western
Your Email:	shane.w.western@gmail.com
Subject:	Please Deny the Dana Reserve Annexation
	Dear LAFCO Members, As a concerned citizen of San Luis Obispo County, I encourage you to deny the annexation of the Dana Reserve into the Nipomo Community Services District (NCSD). I understand that LAFCO's purview of this project relates to water and wastewater services so I would refer you to the Key Well Index results, which have shown that for the past seven years, the Nipomo Mesa Water Management Area has been in a severe water shortage condition. As

Message:

clarified by Golden State Water, the 500 acre feet of water identified by the Dana Reserve is only available for infill development within the existing NCSD's service area as opposed to new development to be annexed into the NCSD. It seems to be pretty clear that the EIR for the Supplemental Water Project identified this additional 500 acre feet of water for existing customers for infill development within the district boundary, not for future vacant land to be annexed. This blatant misrepresentation of available water has led to a lawsuit, as you know. Good decisions require leaders to evaluate the data, understand the details, and never lose sight of the big picture consequences. I believe there are short term economic drivers that have caused and are causing a rush of multiple decision makers to make hasty and bad decisions that will ultimately lead to negative future outcomes. Please sincerely consider what Golden State Water and the Northern Cities Management Area have stated. Finally, while water and wastewater services are the main purview for LAFCO, I do believe that LAFCO needs to consider the 19 unavoidable significant environmental impacts this project will bring. I believe Supervisor Paulding stated all of this so eloquently during the April 24 meeting. I would like to highlight, however, the precedent this sets for future development in regards to protecting our natural resources. This board of supervisors has shown that they have a complete disregard for the protection and preservation of our oak woodlands. With that said, LAFCO's decision based on the unavailability of water, can also help put the brakes on this impending ecological disaster. Moreover, I believe that this project is a contradiction to the mission of the San Luis Obispo County LAFCO, in that this development will contribute to urban sprawl and the negativity sprawl brings, such as traffic. Smart planning would encourage development and investment in Old Town Nipomo, but this project will disincentive a more productive and thriving Old Town. Mind you that I am not opposed to development or development of this site, but the scale of the project is too big and the severity of the environmental impacts is too great. Please deny the annexation of the Dana Reserve into the NCSD.
Regards, Shane Western

Attachment:

Reply / Manage

Powered by [Streamline](#).

From: [shelley cole](#)
To: [Morgan Bing](#)
Subject: Fwd: Urban Sprawl
Date: Saturday, September 14, 2024 5:17:04 PM

Begin forwarded message:

From: shellee cole <shelleeyeight108@gmail.com>
Subject: Urban Sprawl
Date: September 14, 2024 at 5:13:43 PM PDT
To: "MBing@slo.lafco.gov" <MBing@SLO.LAFCO.gov>

Dear Morgan Bing & colleagues,

I've been following the Dana Preserve Project (Canada Ranch) for some time now and encountered arguments from citizens on both sides and I am of the opinion that most want the same thing, biodiversity and affordable housing.

We would like for more of the trees to be saved from destruction in the path of this project. It will take many decades for the spindly newcomers to reach the majesty of an aged oak. It would mean displacement of wildlife, birds, butterflies, rabbits, squirrels, coyotes. It will also destroy the rare scrub grass that grows specifically on that property. Oak and other trees provide us with oxygen and trap carbon dioxide.

We definitely need more worker housing, plus I would say family housing. I know families who are having to double up, and young adults who have to move back into their parent's house after college if they want to stay nearby. With high interest rates and expensive houses, it's hard to afford to buy a house, especially when construction stopped during the recession and the Covid years. We all want more affordable housing.

Both the planned NDK map and the Alternative L plan have flaws and missing information, according to lawyers on both sides. Maybe if, while the Dana Preserve staff is studying both plans, there will be a compromise that fits within the LAFCO Mission Statement.

Sincerely,
Shelley Cole
Nipomo, CA 93444
805 259-6883
Mature oak tree





September 13, 2024

San Luis Obispo Local Agency Formation Commission (LAFCO)
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401
Comments submitted to: mbing@slo.lafco.ca.gov

Subject: Public Comment Regarding 9/19/24 SLO LAFCO Meeting, Agenda Item B-1: Dana Reserve Specific Plan – LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

Dear Chairperson Ochylski and Members of the Commission,

The Santa Lucia Chapter of the Sierra Club, on behalf of our 3,000 members and supporters in San Luis Obispo County, urges you to deny the annexation of the Dana Reserve development as it currently stands.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of irreversibly overdrafting the aquifer and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The County and developers have ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more. An alternative design could avoid these impacts and still bring needed housing to South County. Alterations can be made to make this development responsible and sustainable, as seen in the Community Alternative Plan that the South County Advisory Council urged the County to adopt, however these options have been disregarded.

It is not a viable option to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

Golden State Water Company raised concerns that the water service agreement (WSA) and the FEIR's estimate of the the Dana Reserve Project's water demand are unrealistic and grossly understated because they rely on future implementation of water conservation measures that far exceed the preexisting strict conservation measures that were implemented to achieve a 50% reduction of water use on the Nipomo Mesa.

The Water Resource Advisory Committee (WRAC) from the Northern Cities Management Area (representing water supplies of Arroyo Grande, Oceano, Pismo Beach and Grover Beach) stated it *"does not agree with the Committee's determination that the water supply is sufficient to support new development... as NMMA groundwater demand has exceeded the available groundwater supply since the Stipulation... This trend suggests that NMMA has been in a groundwater supply deficit since the date of the Stipulation."*

The Nipomo Mesa Management Area's Severe Water Shortage Conditions and the existing concern from local water authorities and experts is sufficient evidence that the Dana Reserve Project as it stands should not pass through LAFCO at this time.

We commend the Nipomo Oak Alliance, Nipomo Action Committee, and South County Advisory Council for producing an alternative project design that would largely reduce the threats to water reliability and groundwater health, avoid the destruction of rare native chaparral habitat and a coastal oak woodland, reduce the project's greenhouse gas emissions and other air pollutants, reduce the excessive vehicle miles traveled (from 3,000 car trips a day to 1,700) and unplanned population growth (lowered from 4,500 to 2,600). The proposed alternative plan will bring the project into compliance with dozens of County land use policies and avoid multiple violations of the Land Use Ordinance, a significant improvement over the



SIERRA CLUB

SANTA LUCIA

project as proposed. Denial of annexation is necessary for the County to move forward with a project that meets LAFCO's requirements for sustainable development.

Thank you for your time and consideration on this matter of utmost importance to our communities and the ecosystems on which we depend.

Sincerely,

The Santa Lucia Chapter of the Sierra Club

Sierraclub8@gmail.com

P.O. Box 15755

San Luis Obispo, CA 93406

Thomas T. Crouner, Ph.D.
1035 Redberry Place
Nipomo, CA 93444

September 16, 2024

Imelda Marquez-Vawter
Analyst, San Luis Obispo County LAFCO
1042 Pacific Street, Suite A,
San Luis Obispo, CA 93401

Regarding Dana Reserve Application Review:

Ms. Morgan Bing,

Please share this correspondence with your Commission. As a longtime resident of Nipomo, I am writing to oppose the NCSD's annexation of the parcel of land for the proposed Dana Reserve Project.

It is time to stop the uncoordinated, unplanned, developer driven urban sprawl that Nipomo is becoming. It is time to say no and to give a voice to the people of Nipomo. We have only one elected representative. He is our County Supervisor, Jimmy Paulding. Representing our voice, he has stated his opposition to the Dana Reserve as currently configured.

Let me be clear. The majority of Nipomo Citizens are not opposed to development. We are opposed to, "unplanned urban sprawl". As Mr. Paulding has stated, the Nipomo Master Plan is 30 years out of date. Dana Reserve is a tempting morsel full of assumptions, vague promises and absolutely no guarantees. It assumes water is sustainable. It assumes police and fire protection will be provided. It assumes that the school district can just stick on some portable units and maintain quality. It assumes that students will be safe with no transportation provided.

The County has based its Nipomo development activities on what developers say are the facts. Isn't that a little like asking a fox to design the hen house. "Wow! Look, the chickens can get out of the rain." It is time for the County to listen to the people of Nipomo. The South County Advisory Committee has opposed the Dana Reserve Project.

What I am proposing is that San Louis Obispo County halt all developer driven projects, including Dana Reserve, until the Nipomo Area Master Plan is renewed. What this will accomplish is that experts, not motivated by profit or greed, will look carefully and objectively at what is realistically sustainable for Nipomo and its current residents. One thing such experts might find is that affordable housing in Nipomo really needs to be provided for agricultural workers. This need could be best met by developing infill projects where NCSD currently has infrastructure.

About water, why would one listen to developers about water sustainability. What would one expect a developer to say about water. NCSD is trying to solve a problem it has by using this project. The water problem and its related costs is an area wide problem. Approving Dana Reserve is a short-term solution to a long-term problem. LAFCO has received correspondence from other water districts in the area opposing the annexation. This is what I mean by listening to experts who are not driven by profit. Please do more of that, and you will find the citizens of Nipomo open and willing to grow.

Sincerely,

Thomas Crouner, Ph.D.

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 9:40:02 AM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	The Vissers
Your email:	lwvisser@charter.net
Subject:	Dana Reserve Project in Nipomo
	LAFCO 1042 Pacific Street Suite A San Luis Obispo, CA 93401 There are so many reasons for opposing the Dana Reserve project : - water issues (misappropriation of water purchased to recharge the water table, adding a 25-30% increased demand on the water supply when we need to preserve and conserve), - 25-30% population increase, - unrealistic "affordable" housing, - loss of 3000 oak trees in a sensitive (rare) ecosystem), - traffic issues - our current infrastructure does not meet the current needs and the proposal creates additions significant impacts with very inadequate (nonexistent) mitigation The list goes on and on.

And what are the agency safeguards ? Where has common sense gone?- Those that should be protecting and listening to us are turning a deaf ear to us. Please assist us in regaining some sanity in community planning and oppose this development. Please see the attached for additional (more detailed) information. Respectfully, Lou & Wendy Visser 755 Villa Nona Nipomo, CA Although the DR as currently proposed is the most dense development in Nipomo in decades, the majority of the kinds of housing being built does very little to address the county's true housing needs. Less than 30% of the housing proposed in the Dana Reserve project is the type of housing SLO County needs. Per SLO County's Regional Housing Needs Allocation (RHNA) numbers, the state is mandating that the County plan and permit for about 1,900 low- and moderate-income housing units by 2028. Only 30% of the total units in this project fulfill that requirement, which means 70% or 1,022 of the 1,470 proposed units aren't the type of housing that the state is requiring us to build. The rest will be more high-end homes that are unattainable for the vast majority of the people who live here, and for which there is the greatest need. The total percentage of units that are deed restricted and the only homes guaranteed to remain affordable in their category, are less than 8% if the land donated to Lucia Mar School district is deed restricted. Note: none of these units are being built by the applicant and will require donations and public funding. The remaining percent of homes that fall into the need category defined by RHNA are subject to market prices and according to the County's REACH study are unlikely to be affordable in their respective category. For example, to afford a house that costs \$600,000 with a down payment of \$120,000, at 6.5% interest you'd need to earn \$130,025 per year before tax, yet median household income in SLO County is \$90,216. We urge Commissioners to carefully review market studies to see if the developer's promise of a "ladder" or steps up of affordability is actually achievable. How far apart are the "rungs" of this ladder, how high is each "step"?

Population: Population growth is considered significant only if it is substantial and/or unplanned. In order to reach a buildout population of 23,462 by the year 2060, the community of Nipomo would need to gain an average of 1,321.5 people every 10 years, which would result in a population of approximately 19,498 by the year 2030. The project is anticipated to result in a total population growth of at least 4,200 residents. This would result in a total population of over 23,000 in the unincorporated community of Nipomo by 2030, approximately 15% higher than the population projected for 2030 derived from buildout

Message:

population projections. (DEIR 4.14-25) ^[L]_[SEP] Traffic: Buildout of the Dana Reserve would exceed the County VMT (vehicle miles travelled) thresholds and therefore is not consistent with State CEQA Guidelines section 15064.3(b). VMT per employee would be incrementally reduced compared to existing conditions; however, the project-related increase in residential VMT per capita and overall VMT would exceed the County VMT thresholds. Impacts would be significant and unavoidable (Class I).” The VMT analysis concluded that the project’s estimated VMT (vehicle miles travelled) per employee and residential VMT per capita are higher than the regional averages and that the project would generate an increase in regional VMT. General Plan Inconsistencies: The Nipomo community and many Countywide stakeholders developed a consensus in support of a smaller version of this project, in compliance with the County General Plan and consistent with the population growth projections. We urge commissioners to carefully apply LAFCO standards in considering the size of this project. Dana Reserve Specific Plan is inconsistent with several county guidelines, including goals and supportive goals of the South County Inland Area Plan. • A key guideline requires “retain land in open space in new land divisions that will preserve oak woodlands, riparian and other important biological habitats and historic place surroundings.” (DEIR at 4.11-34). The project is clearly inconsistent with this guideline in that it retains only 3% of the Burton Mesa chaparral and 4% of the oak woodland on site as Open Space. • A key supportive goal is stated as follows, in part: “Promote the protection of natural resources and encourage the following in new development proposals: a. retention of sensitive vegetation...” (DEIR at 4.11-35). The removal of over 4,000 mature oak trees and 35 acres of Burton Mesa chaparral is inconsistent with this. Water: SLO LAFCO Policies, Procedures Adopted 08/17/2023 2.1.11. In any proposal requiring water service, the Commission requires that the agency to which the annexation is proposed should demonstrate the availability of an adequate, reliable and sustainable supply of water. In cases where a phased development is proposed, the agency should demonstrate that adequate service capacity will be provided as needed for each phase. In cases where a proposed annexation will be served by an onsite water source, the proponent should demonstrate its adequacy (CKH 56668) Key points relative to Nipom's water inadequacy for this project: 1) NCSD has committed to provide water resources to the Project that Petitioners contend were not, are not, and cannot be made available for such allocation. 2) The supplemental water” demonstrate that the NCSD Waterline Intertie FEIR assumed Phase I and II

supplemental water would only be used within the current jurisdictional boundaries of the Nipomo Mesa water purveyors, and never considered a scenario where this water could be used outside of those boundaries.” 3). The evidence that proves the NCS D is prohibited from supplying water to the Project includes the NCS D’s own 2009 FEIR for the Supplemental Water Project. This FEIR unambiguously stated that “Phases I and II will supply water only to customers in the current NCS D boundaries and other water purveyors in the NMMA, specifically Woodlands Mutual Water Company, Golden State Water Company and Rural Water Company. Only in Phase III will water be made available to new customers in the 2004 Sphere of Influence Areas that are annexed into the NCS D boundaries.” (NCS D Waterline Intertie FEIR, III-6). 4) The NCS D is contractually obligated to dedicate the supplemental water to projects within its jurisdiction... and there is no evidence in the record to show the NCS D ever initiated a formal process to consider the environmental impacts of providing water outside of its jurisdictional boundaries, or to renegotiate the terms of its agreement with the other purveyors. 4) In August 2023, Golden State (another water purveyor on the Nipomo Mesa) submitted a letter to the Planning Commission alerting the County that the optional 500 AFY supplemental water from Santa Maria..... was intended only to meet demand for existing customers and future infill development within the NCS D service area. As the DRSP site is not currently located within the NCS D’s jurisdictional boundaries, NCS D cannot lawfully commit to supplying water to the Project. 5) Golden State also points out that the WSA (water service agreement) and the FEIR’s estimate of the Project’s water demand is unrealistic and grossly understated because it is based on the future implementation of conservation measures that go over and beyond the draconian conservation measures that have already been implemented to achieve a 50% reduction of water use on the Nipomo Mesa. Outside the lawsuit itself others have also raised concerns as well. An October 20, 2023 letter to the Water Resource Advisory Committee (WRAC) from the Northern Cities Management Area (NCMA represents water supplies of residents of Arroyo Grande, Oceano, Pismo Beach and Grover Beach stated it: NCMA: “does not agree with the Committee’s determination that the water supply is sufficient to support new development... as NMMA groundwater demand has exceeded the available groundwater supply since the Stipulation... This trend suggests that NMMA has been in a groundwater supply deficit since the date of the Stipulation.” Because NCS D is part of the greater NMMA area, this deficit should be taken

into consideration when evaluating the availability of sufficient water supplies for the NCSD service area.” (This means water supplies of residents of Arroyo Grande, Oceano, Pismo Beach or Grover Beach will be impacted and should have been evaluated in the EIR.) Supervisor Jimmy Paulding is his explanation of his vote against approval of the project emphasized this point citing comments from both “Northern Cities Management Area and Golden State Water Company that the Key Well Index results for the past seven years show that the Nipomo Mesa Management Area is in Severe Water Shortage Conditions.” In addition, Paulding points out, “legitimate fairness concerns that need to be addressed. I have heard from several developers who own land within NCSD’s sphere of influence who have been told that NCSD cannot provide water for their projects. In one case, the developer is considering building a 100-unit mobile home park. In another case, the developer wants to build affordable and workforce housing.” From a land use perspective, denying water to projects that provide affordable housing where infrastructure exists, while providing water and building where it does not exist makes no sense.

Attachment:

File attached — [please log in to download it securely](#)

[Reply / Manage](#)

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 9:53:00 AM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Brian Sawyer
Your email:	sawyer.brian@gmail.com
Subject:	Dana reserve
Message:	Please do not approve the Dana Reserve, Nipomo has very low infrastructure resources already and the county has not historically directed tax dollars appropriately to Nipomo infrastructure. A 30% population step change increase will be disastrous for our town. The Dana Reserve includes no parks, schools, or public resources of any kind. Thank you.
Attachment:	



From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 10:52:55 AM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Barbara Knobloch.... DANA RESERVE
Your email:	abcread@abcread.com
Subject:	No medical doctors, except Pediatric & foot doctors, accepting patients in Nipomo.
Message:	If we are sick in Nipomo, the doctors are telling us to go to Urgent Care or the hospital. Appointments are scheduled months in advance.
Attachment:	

[Reply / Manage](#)

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Reply / Manage

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From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 11:03:42 AM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Dixie McKannay
Your email:	d13hawk@gmail.com
Subject:	Dana Reserve Support Letter
	<p>Dixie McKannay 174 Tally Ho Rd Arroyo Grande, CA 93420 805-710-3515 My thoughts regarding the proposed Dana Reserve Housing Project. I am a Viet Nam Widow. My husband and I have lived on the Central Coast for 20 years. We have not been able to afford to purchase a home, even with our VA home loan. As a child I grew up on property in Southern Oregon that had been homesteaded in 1864 by my great grandfather. Much to my sorrow my family had to subdivide a 30 acre section, which was covered in old growth Oak Trees. This was a favorite area of mine on</p>

Message:

the ranch to ride and graze my horses. At 14 I didn't understand the economics paying the land taxes in order to keep the rest to continue raising and selling our cattle and horses. Land of Many Oaks is still a sought after community because of those beautiful trees. Look it Up. My point - with proper planning and respect for you environment a beautiful community can be built for all to enjoy. I appreciate the fact that it includes affordable options and local preference. Please give it a chance to improve access you housing for all Central Coast citizens. Thank You for listening and reading my comments. Dixie McKannay

Attachment:[Reply / Manage](#)

From: [Morgan Bing](#)
To: [Imelda Marquez](#)
Subject: FW: Dana Reserve Project
Date: Tuesday, September 17, 2024 11:06:48 AM
Attachments: [image003.png](#)
[image001.png](#)
[image003.png](#)

Morgan Bing | Analyst

San Luis Obispo Local Agency Formation Commission
1042 Pacific St Suite A
San Luis Obispo, CA 93401
(805) 781-5795

From: Irene Woo <unck2130@gmail.com>
Sent: Tuesday, September 17, 2024 10:04 AM
To: Morgan Bing <mbing@slo.lafco.ca.gov>
Subject: Re: Dana Reserve Project

September 15, 2024

LAFCO
1042 Pacific Street #A
San Luis Obispo, CA 93401

RE: Dana Reserve Project

Local Agency Formation Commission:

As a long time resident of Nipomo I believe the future of my town is at a pivotal juncture, with more than 4000 new homes either recently constructed, underway, or planned. This includes two multi-family developments, 300 new homes in Trilogy, 600 homes in various states of progress and the large Dana Reserve (DR), which will add 1300 homes. Nipomo has experienced a significant portion of new residential growth. However the Nipomo Community Plan has not been updated in 30 years. This discrepancy between rapid growth and the outdated plan highlights the challenges Nipomo faces. The DR, being the largest development in SLO county as this time, poses substantial implications for the rural Nipomo community and necessitates careful evaluation to mitigate potential impacts.

The DR project has advanced despite the numerous unresolved issues identified in the Environmental Impact Report (EIR). The EIR highlights ninety significant and unavoidable adverse impacts associated with the proposed plan which includes concerns related to air quality, biological resources, greenhouse gas emissions, land use and planning, population and housing, and transportation.

Public safety considerations are also paramount, During the San Luis Obispo Board of Supervisors hearing on the DR project, a representative from the Sheriff's staff indicated that an additional 10 deputies, 2 sergeants, and several support staff would be necessary to accommodate the influx of 4500 new residents in Nipomo. Notably, the projected does not include provisions for a new sheriff's substation or fire station.

Furthermore, the project is expected to significantly impact traffic on Nipomo's two main roads and the freeway. Current traffic conditions between San Luis Obispo and Nipomo are already heavily congested during the weekday during peak hours.

Water supply is another critical issue. The long-term availability of water, groundwater shortages, and potential drought conditions must be thoroughly considered for a project the scale of the DR. The Nipomo Community Services District (NCSD) is contractually obligated to allocated supplemental water to projects within its jurisdiction. However, there is no clear evidence that the NCSD has formally addressed the environmental impacts of providing water to areas outside its jurisdiction, such as DR. As part of the broader North Management Area (NMMA), the water resources of neighboring communities (Arroyo Grande, Oceano, Pismo Beach, Grover Beach) will also be affected and should have been thoroughly evaluated in the EIR.

I recognize the need for affordable housing in SLO county. Given the many concerns expressed by Nipomo residents, this situation

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 11:26:49 AM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Lane Tanner
Your email:	lyplane@charter.net
Subject:	Dana Housing in Nipomo
Message:	Please see my letter
Attachment:	File attached — please log in to download it securely

[Reply / Manage](#)

Powered by [Streamline](#).

Dear LAFCO,

I have lived in Nipomo for the last 25 years. I have seen this small town grow without a very good plan for a goodly amount of time. I have witnessed schools on 2 lane roads that now become so congested that one cannot get down Tefft during certain times of the day. There are stop lights a few feet away from stop signs and the list goes on for poor long-term planning. Now we are faced with the Dana Project. There is no way this idea can go off without serious problems. The project is too big with so many “we will deal with that later” notes. **I will not even go into the pollution the actual building site will add to our air quality for 10 YEARS**. According to your own words, you are contributing to urban sprawl and high-density housing at the same time!!

Please, Please, Please consider my and my communities’ quality of life when you make these decisions!

Housing:

Definition of urban sprawl: a pattern of, often poorly-planned development, often low-density housing stretching away from an urban center. It results in adverse environmental and social impacts, such as traffic congestion, air pollution, loss of open space, and social inequities. (All characteristics of the DR) For years, scientists have argued that sprawling urban and suburban development patterns are creating negative impacts including habitat fragmentation, water and air pollution, increased infrastructure costs, inequality, and social homogeneity (Ewing 1997; Squires 2002).

presents an opportunity for LAFCO to carefully review the concerns expressed , which are in your purview (SLO LAFCO 2.6.4 and 2.2.11). Let's look for a balanced approach that addresses these issues while supporting responsible growth , the health and safety of Nipomo residents and sustainability of our environment.

Sincerely,
Irene Woo

On Tue, Sep 17, 2024 at 9:41 AM Morgan Bing <mbing@slo.lafco.ca.gov> wrote:

Hi Irene,

I am unable to view your comment in this format. Can you please resend the comment in a different format or copy and paste the text into your email?

Thank you,

Morgan Bing | Analyst

San Luis Obispo Local Agency Formation Commission
1042 Pacific St Suite A
San Luis Obispo, CA 93401
(805) 781-5795

From: Irene Woo <unck2130@gmail.com>
Sent: Sunday, September 15, 2024 4:14 PM
To: Morgan Bing <mbing@slo.lafco.ca.gov>
Subject: Dana Reserve Project

Mr. Bing,
Attached find my public comment on the proposed Dana Reserve project.

From: [Streamline](#)
To: [Imelda Marquez](#); [Rob Fitzroy](#)
Subject: New form submission received: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)
Date: Tuesday, September 17, 2024 11:13:49 AM

Logo used for headers



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

Your Name:	Michael Massey
Your Email:	generationbuildcc@gmail.com
Subject:	Please Approve The Dana Reserve
	<p>Dear Esteemed LAFCO Commissioners, My name is Michael Massey. I am the leader of Generation Build – a local pro-housing organization with over 200 members. I write today to express our organization’s collective support for the Dana Reserve. The Dana Reserve has served as a guiding light to our organization on what a good housing project can do. The Dana Reserve does not just offer homes; it offers hope to those who have long been marginalized in the housing market by providing the highest rate of</p>

Message:

affordability of any master planned community ever proposed in San Luis Obispo County. We ask that you stand with the marginalized and approve this project. Attached to this email is a portion of the many letters and correspondences our members have previously written in favor of the Dana Reserve. I share these letters with you so that you know that despite the noise the neighbors will make, this project is popular. Overwhelmingly so. Please avoid political noise, stick to the facts, help our community, and approve the Dana Reserve. Thank you,^[L]_[SEP] Michael Massey

Attachment:

File attached — [please log in to download it securely](#)

[Reply / Manage](#)

From: Riley Sherlock <riley.sherlock@gmail.com>
Sent: Tuesday, April 16, 2024 1:41 PM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>
Subject: [EXT]Support for Dana Reserve Housing Project

You don't often get email from riley.sherlock@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I am writing to express my strong support for the Dana Reserve housing project, which aims to provide much-needed affordable housing in our area. As a young member of our community, I am extremely aware of the pressing need for affordable housing options in our area.

The cost of housing has risen significantly in recent years, making it increasingly difficult for individuals like myself to find affordable living arrangements. Without access to affordable housing, many young people, including myself, are faced with the prospect of being priced out of our own community. As someone born and raised in San Luis Obispo County, I cherish the connections I have with friends and family here. The thought of having to move away due to unaffordable housing is disheartening. It's crucial that initiatives like the Dana Reserve project are supported to ensure that young members of our community can continue to thrive and remain connected to the place they call home.

The Dana Reserve Housing Project presents an opportunity to address this critical issue. By providing affordable housing options, this project not only meets the needs of individuals struggling to find affordable living spaces but also contributes to the overall health and vibrancy of our community.

I urge you to support the Dana Reserve housing project and its mission to create a more inclusive and sustainable community. Thank you for your time and consideration.

Riley Sherlock
Member of Generation Build

From: Jason Townsend <jasonsells805@gmail.com>
Sent: Tuesday, April 16, 2024 8:54 PM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>
Subject: [EXT]Dana Reserve

You don't often get email from jasonsells805@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

To Whom it may concern,
I have been a SLO County resident for nearly 25 years and think it is a wonderful place to live, I believe more people should have the opportunity to love and call the central coast home, as my family and I do! When my 2 daughters are grown and on their own, I would absolutely love for them to stay here, buy their own homes and start families. Unfortunately the current lack of housing situation makes that nearly impossible for the future generations. I would like to express my full support for the Dana Reserve Project. I believe the project is perfect for the future of the growing population of this county.

Thank you for your time and consideration,
Jason Townsend
Member of Generation Build

From: Mitch Massey <mitchmassey2020@gmail.com>

Sent: Wednesday, April 17, 2024 12:07 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>

Subject: [EXT]from Mitch Massey Dana Reserve

You don't often get email from mitchmassey2020@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I am writing to you today to ask you to please vote to approve the Dana Reserve project.

I have lived in San Luis Obispo County for almost 40 years. I have seen it change and grow for the better, and to keep this community thriving for families, small businesses, and the future generations we need to see continued growth and development here.

I have been blessed to have raised my children here and to see my grandson be born here. I believe every family and child should see a future and have hope for living here. Unfortunately, if we do not address the dire need for housing in our community, there may not be a future in this area for my grandson and the future generations.

This project isn't for me and to my benefit but to the benefit of my children and grandchildren and their children to follow. Let's continue to make the central coast the best place in the world to live, but none of that matters if we continue to make it impossible for people to live here.

Thank you!

Mitch Massey
Member of Generation Build

From: Tim Fulnecky <tfulneck@alumni.nd.edu>
Sent: Wednesday, April 17, 2024 10:32 AM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>
Subject: [EXT]Support for Dana Reserve

You don't often get email from tfulneck@alumni.nd.edu. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I moved to San Luis Obispo County almost ten years ago to start a career in winemaking. In the last decade I have fallen in love with this place and have sought to pursue my dream to settle here, start a family and someday own a home. I am a hardworking, skilled, educated professional in one of the largest industries in San Luis Obispo County and yet I feel like I am further from owning a home than I was a decade ago. I believe that this achieving dream has a simple solution: build more housing.

I am writing to express my support for the proposed housing development, the Dana Reserve, located in Nipomo. I believe that it is important to acknowledge the pressing need for housing in our community, especially for individuals like me who are part of a younger generation. It is crucial to provide affordable and accessible housing options for all residents, regardless of their financial situations. The Dana Reserve development addresses this need by offering homes that are both desirable and within reach for individuals like myself.

I wholeheartedly support the approval of the Dana Reserve housing development in its current form. It offers a solution to the pressing need for affordable housing, supports education, and has a positive impact on our community and local businesses. I urge you to consider the benefits that this development will bring and support its approval.

As a member of Generation Build it is very clear to me that we are fighting against a very vocal minority that is anti housing, regardless of its clear benefits to the community as a whole.

Thank you for your time and consideration.

Sincerely,

--
Tim Fulnecky
Field Recordings.
[REDACTED]

Item 28 Fw: [EXT]Please Approve the Dana Reserve Project :)

Board of Supervisors <Boardofsups@co.slo.ca.us>

Wed 4/17/2024 01:48 PM

To: BOS_Legislative Assistants Only <BOS_Legislative-Assistants-Only@co.slo.ca.us>

Cc: AD-Board-Clerk <ad_board_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

From: Erik O'Sullivan <osullivanerik@gmail.com>

Sent: Wednesday, April 17, 2024 1:44 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>

Subject: [EXT]Please Approve the Dana Reserve Project :)

You don't often get email from osullivanerik@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I am writing to you today to express my support and ask for the approval of the Dana Reserve project. My wife and I have grown up here, and we have seen first-hand the struggle regarding housing in this community. We would like to raise our family here and see our kids have a future here. The number one thing that could prevent that is the housing supply issue in our area. Prices and rents continue to rise due to that lack of housing. The Dana Reserve Project is a great solution to the problem that I and many others like me are facing. Please approve this project and allow us the opportunity to have a better future here.

Sincerely,

Erik O'Sullivan

Member, Generation Build

Board of Supervisors <Boardotsups@co.slo.ca.us>

Wed 4/17/2024 01:49 PM

To: BOS_Legislative Assistants Only <BOS_Legislative-Assistants-Only@co.slo.ca.us>

Cc: AD-Board-Clerk <ad_board_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

From: John Donaldson 805-975-7867 <john@jd4homes.com>

Sent: Wednesday, April 17, 2024 1:47 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>

Subject: [EXT]Dana Reserve

You don't often get email from john@jd4homes.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Esteemed SLO County Board of Supervisors,

I am writing to express my support of the Dana Reserve Development and to ask for your yes vote to allow this vital project to go forward. I use the term 'Vital' purposefully because working on the front lines of the battlefield that is our Housing Shortage I see every day the negative effects it has on your constituents and more importantly the long term impact that no available housing will have on our lovely Central Coast Community.

Please say "Yes" to our children and future generations of would be Central Coasters so that they too have the chance to live, thrive and contribute to the way of life we all share and enjoy here. We Need to take a pro-growth posture and we need to do it Now!

Simply because some may have arrived before them is not a fair argument to shut out future home owners. All people of SLO county deserve the same opportunity that others who proceeded them were afforded and this is why I align myself with Generation Build and other pro-housing organizations.

Thank you for your thoughtful and wise consideration. The future of SLO County is depending on you.

Cordially,

From: Ernie Ford <spudern@gmail.com>
Sent: Friday, April 19, 2024 1:05 PM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>
Subject: [EXT]Please support the Dana Reserve Project

You don't often get email from spudern@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Board of Supervisors:

I wholeheartedly support the Dana Reserve development project and I hope you will too. As a member of Generation Build, I am well informed about the housing situation in our county. Here are some reasons that it needs to be built:

- 1.) San Luis Obispo County doesn't have enough housing for the people who need it the most: working families. Currently, there is a need for AFFORDABLE housing for 50,000 people. Right now.
- 2.) Our county is growing, which means jobs. People with jobs need houses. End of story.
- 3.) Over the last 25 years, every industry in this county has experienced growth. We need housing in close proximity to the jobs, or we will never be able to attract the talent that our businesses need.
- 4.) Allowing for properly planned community growth is the morally responsible thing to do. Let's all do our part to make our world a better place to live!

--

Ernie Ford, REALTOR
RE/MAX SUCCESS
Serving all of San Luis Obispo County, CA
[REDACTED]

Agenda Item No. 28

From: Michael Massey <generationbuildcc@gmail.com>
Sent: Friday, April 19, 2024 3:52 PM
To: Bruce Gibson <bgibson@co.slo.ca.us>; Board of Supervisors <Boardofsuprs@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>; BOS_District 5_Web Contact <district5@co.slo.ca.us>; Dawn Ortiz-Legg <dortizlegg@co.slo.ca.us>; John Peschong <jpeschong@co.slo.ca.us>
Subject: [EXT]Generation Build - Dana Reserve

Some people who received this message don't often get email from generationbuildcc@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear San Luis Obispo County Board of Supervisors,

We are the board of Generation Build. At the time of writing this letter, we are a 176 active member organization dedicated to promoting housing on the Central Coast. As an organization, it is our mission to fight for those most underrepresented and in need of service. We believe this is our moral obligation.

We write today to provide our opinion on the Dana Reserve development. And frankly, we cannot support and love this project any more than we already do. The upcoming vote will be a watershed moment for the future of our organization.

Our community is in a housing crisis. We can and we must address this.

In a recent "Commentary" posted in the NewTimes, our organization expressed our collective belief that the Dana Reserve should be approved in a 5-0 vote. This project does more for the working class, young families, and the surrounding community than any other project we are aware of or have ever heard of. Furthermore, **the Dana Reserve is the most affordable master planned development ever proposed in the history of this county.** This must be rewarded with resounding approval. *An excerpt from our NewTimes article, which explains more details of what we love about this project, is attached to the end of this letter.*

However, despite writing this on behalf of our 176 members, we ask that during the upcoming hearing you do not consider our organization. Instead, while you deliberate and vote, we ask that you consider those in our community most in need of help. This project is for them.

It is a weekly occurrence for our Instagram to receive a message from a prospective member. All of which follow the same theme: "I work so hard, but I do not see a light at the end of the tunnel to buy a house. I want a place for me, my partner, and my children to call home but I wonder if we'll ever have a chance to do that here. Do you think it will be possible? What can we do to help so that others don't feel what I am feeling now?"

Agenda Item No.
Meeting Date: April 23, 20
Posted On: April 19, 20
Page 10 of

Some messages go further and mention how, beyond the uncertainty they will one day own a home on the Central Coast, they are unsure they will be able to afford this month's rent. These individuals, whether they realize it or not, are one medical emergency away from being forced to move out of our County. We must sympathize and empathize with these individuals. We must support and embrace their cause. We must represent them. We must care. We must build more homes.

Far too many individuals, many of which are single women, will be forced to sleep in unsafe environments tonight due to the lack of housing on the Central Coast. As you lay down to sleep the night before the hearing, we ask that you appreciate how fortunate we are to have a safe place to sleep, how terrible it must be for those that do not, and the importance of using your position of service to help them. We ask you to consider the domestic abuse victim tonight that will be forced to stay with her abuser because there are no other housing options to move to. We ask that the 10,000+ families on People's Self Help Housing's waitlist are on the top of your mind as you prepare for the upcoming vote. The hundreds of individuals between waitlists for 5 Cities Homeless Coalition or CAPSLO must never be forgotten, no matter how many million-dollar homeowners plead with you to do so.

Your chance to make a statement in representation of those in our community who need it most starts on the 23rd and ends on the 24th. It is our organization's obligation to politically represent them.

This project is already far too conditioned and does far more than should be required for approval. Please, for the sake of the most vulnerable in this county, no more conditions, not a single reduction in units, no delays, and a yes vote.

Let's Build,

The Board of Generation Build

Mackenzie Diaz

Tim Fulnecky

Maddy Beeghly

Riley Sherlock

Michael Massey

- **Trees:** Approval of the Dana Reserve creates a new nature preserve with more than 14,000 oak trees in Nipomo (which could one day be open for public access—think Nipomo's own Pismo Preserve). Furthermore, the project plants an additional 2,300 trees on-site upon development. Net, the Dana Reserve plants or preserves 5.6 times as many trees as it removes. Combined with Agenda Item No.

Meeting Date: April 23, 20

Posted On: April 19, 20

Page 11 of

fact that these new homes will be all-electric and include solar, this project is a win for the environment.

- **Housing Affordability:** The Dana Reserve has, for the first time ever in the history of local housing projects, offered to create a \$3.2 million down payment assistance program for first-time homebuyers. The project also includes 1,053 housing units combined for workforce, missing middle, and moderate-, low-, or extremely low-income residents. By our understanding, this makes the Dana Reserve the most affordable housing project in SLO County history—by far.

- **Infrastructure:** As heard during the last SLO County Planning Commission hearing, the Dana Reserve would fund substantial portions of upgrades needed for existing residents of the Nipomo Community Services District (NCSD) to update old lines and add redundancy to existing systems. Similarly, existing NCSD ratepayers will see their rates be \$750/year less on average if the Dana Reserve is approved compared to if it is not. That is a tangible win for the Nipomo community.

Furthermore, the Dana Reserve proposes to complete the Nipomo Frontage Road connection from Tefft to Willow and a functional equivalent of an already planned Hetrick extension. These costly improvements, which the community of Nipomo will tell you are needed now, will have to be paid for by county fees and taxes over time if the Dana Reserve is not approved. We say save the taxpayers some money and let this developer improve Nipomo's infrastructure—as the developer intends!

- **Fees:** The Dana Reserve would pay more than \$85 million in fees. Part of these are the fees paid to the Lucia Mar School District. The Dana Reserve has offered and agreed to pay a tier higher than its obligation in school fees—this is unprecedented. However, perhaps even more unprecedented, the Dana Reserve is donating an improved site to construct 84 deed-restricted affordable housing units for Lucia Mar School District employees at no cost to the district or local taxpayers. So while opposition and neighbors have complained that the Dana Reserve is not doing enough for schools, it is in fact doing more per home than their homes did and more than any other housing development in the unincorporated county area.

- **Community Benefits:** These benefits are visible, but they are far from the only benefits of this development. The Dana Reserve also donates land for a fire station, a nonprofit day care, and a Cuesta College satellite campus. It creates a new commercial center with a hotel, a grocer, and restaurants.

Item 28 Fw: [EXT]Dana Reserve - Support

Board of Supervisors <Boardofsups@co.slo.ca.us>

Mon 4/22/2024 09:12 AM

To: BOS_Legislative Assistants Only <BOS_Legislative-Assistants-Only@co.slo.ca.us>

Cc: AD-Board-Clerk <ad_board_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

From: Connor Woolpert <connor@ideafactory.co>

Sent: Friday, April 19, 2024 7:38 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>

Subject: [EXT]Dana Reserve - Support

You don't often get email from connor@ideafactory.co. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Hello Board of Supervisors,

I am a 8th generation San Luis Obispo County resident, my grandfather was the judge and I love this area with all my heart. I have lived here my whole life and I don't see myself ever leaving. Unfortunately, that is not the case for a large portion of my generation that has seen it become increasingly harder for them to live comfortably here for themselves and their families. The main reason, the cost of living. We need more homes and we need them now! It's that simple. That is why I am writing to you today to recommend the approval of the Dana Reserve project in its current form. I ask you to think about the future and the generations to follow. Thank you!

Sincerely,

Connor Woolpert

Member, Generation Build

From: Anthony Aurignac <anthony@eramg.com>

Sent: Saturday, April 20, 2024 1:50 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

Subject: [EXT]Approve the Dana Reserve!!

You don't often get email from anthony@eramg.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisor Paulding and the Board of Supervisors,

My name is Anthony Aurignac and I am a member of Generation Build. I am 29 years old and grew up here on the beautiful Central Coast. I am also a young professional an employer and work throughout San Luis Obispo County. I am here to speak in favor of the Dana Reserve. I am fortunate to work with many great people in our county. There is no greater need for my employees than more housing options. Please use your position today to do right by them and approve this project. Please use your position today to approve the most pro-working class project the County has ever seen. Supporting this project means helping our community remain a home for many wonderful people who have contribute to the character of our county. Denying it would push our county further out of reach of the working class.

Thank you for your time

Anthony

Anthony Aurignac
Vice President

Phone:

Mobile:

E-mail: anthony@eramg.com

San Luis Obispo, CA 93401



From: Mackenzie Dias <mackenzie.dias95@gmail.com>
Sent: Saturday, April 20, 2024 2:04 PM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>
Subject: [EXT]Urgent - Dana Reserve

Some people who received this message don't often get email from mackenzie.dias95@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear County Supervisors,

My name is Mackenzie Dias. I am a resident of SLO, a young woman in business in San Luis Obispo County, and most importantly, the Vice President of Generation Build.

I had prepared a speech for the hearing on the Dana Reserve but am unfortunately unable to attend as I will be at a Women in Construction conference.

I write today to express my adamant support for the Dana Reserve. No project has ever benefited the community more, saved taxpayers as much, or been built with such affordability. No project has ever been worth an "Approve" vote as much as the Dana Reserve. We urge you to vote for the project in a 5-0 vote.

This project is and must be enough. It is time to vote Yes. It is not time to condition the project, reduce the unit counts by a single home, or delay construction. We need these homes more than ever.

Please vote in favor of the Dana Reserve as proposed or the developer's preferred alternative.

Thank you,
Mackenzie

Board of Supervisors <Boardofsups@co.slo.ca.us>

Mon 4/22/2024 09:25 AM

To: Blake Fixler <bfixler@co.slo.ca.us>; Kathleen Goble <kgoble@co.slo.ca.us>; Kelley Abbas <kabbas@co.slo.ca.us>; Vicki Janssen <vjanssen@co.slo.ca.us>

Cc: AD-Board-Clerk <ad_board_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

From: Legend Mairs <legendmairs@gmail.com>

Sent: Saturday, April 20, 2024 2:39 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

Subject: [EXT]Dana Reserve

Some people who received this message don't often get email from legendmairs@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear County Supervisors,

I am writing to ask you to approve the Dana Reserve. I am a longtime resident of San Luis Obispo county.

Everywhere I look in this county, I can see the effects of our housing shortage. We do not have enough houses and this makes it harder for many to find a home.

While this is an issue that affects everyone looking for a home, I ask you to recognize that it affects the most vulnerable members of our community the most.

For the benefit of all members of our community, please approve this project.

Thank you,
Legend Mairs - Generation Build

Board of Supervisors <Boardofsups@co.slo.ca.us>

Mon 4/22/2024 09:25 AM

To: Blake Fixler <bfixler@co.slo.ca.us>; Kathleen Goble <kgoble@co.slo.ca.us>; Kelley Abbas <kabbas@co.slo.ca.us>; Vicki Janssen <vjanssen@co.slo.ca.us>

Cc: AD-Board-Clerk <ad_board_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

From: Nico Aurignac <nicoaurignac@gmail.com>

Sent: Saturday, April 20, 2024 2:43 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

Subject: [EXT]Dana Reserve

Some people who received this message don't often get email from nicoaurignac@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

The time for choosing is now. Please vote to approve the Dana Reserve.

Our region desperately needs these homes and we must let the needs of our community trump the needs of neighboring millionaires.

This project offers numerous amenities, scales of affordability, and overall community benefits. It solves Nipomo's existing water and traffic issues without requesting the County fund all the work.

Personally, I would expect the County to be burdened with the cost to fix any existing issues but I am pleased to see the developer fix these issues at his own cost.

Please vote to approve the project.

Thank you,

Nico Aurignac — Generation Build

From: Zoe Thompson <zoe.thompson12@gmail.com>

Sent: Saturday, April 20, 2024 4:04 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

Subject: [EXT]Helping young families!

Some people who received this message don't often get email from zoe.thompson12@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear San Luis Obispo County Board of Supervisors,

My name is Zoe Thompson and I write to you as a resident of San Luis Obispo county, as a young professional, and as a member of Generation Build. I am writing to request that you support the Dana Reserve, as well as future housing developments in our county. We have a real unmet need for housing in our county. This affects us all, but particularly those who face other adversities in their life. Housing insecurity is a real issue with real impacts on the vulnerable in our county.

If we do not build more housing, this issue will only get worse. This project is a good step in the right direction and I ask that you support it for the sake of all the residents in our county.

Thank you for your time, please vote yes on the Dana Reserve.

Zoe Thompson

ATTENTION: This email DID NOT originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is Jordan Knauer.

I grew up here in SLO and I consider this county my home. Many of the friends and families I grew up with no longer live here, and for many of them, it's the same story. They simply couldn't afford it.

My partner and I recently went through the process of buying our first home together. If you've been fortunate enough to have a home for a long time, you might not realize how challenging, competitive, and expensive buying a home is right now. We were very lucky to be able to find and purchase our home, but I know that is a dream out of reach for many of our friends.

That's a real shame for our county. We are losing talented, smart, hard-working professionals who are getting priced out of our county. I love this county and I don't want to see us become a county only for the very fortunate and the retired.

I am a member of Generation Build, because we are in a housing crisis. If we don't solve this crisis, my generation won't be able to find a home on the Central Coast. I ask you, please approve this project, it is a good development and we desperately need the homes.

Thank you
Jordan

Sent from my iPhone

From: Catherine Wolf <catherinewolf09@gmail.com>

Sent: Saturday, April 20, 2024 4:12 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

Subject: [EXT]Dana Reserve Development

[Some people who received this message don't often get email from catherinewolf09@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ATTENTION: This email DID NOT originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is Cat Wolf and I am writing to share my support for the Dana Reserve. I think this is a very good development, and I hope you will support it as well.

I am a recent transplant to the Central Coast. I moved here to live with my partner, a longtime time resident. We were fortunate enough to find a home in the area, but it was a wildly uphill process. The supply of homes in our area is simply insufficient for the amount of demand.

I consider myself very lucky to have a home in this county. I would like to build my and my family's future in this county. However, I see many of my peers being priced out of this county. I don't want to see this community become a home only for the very fortunate and the retired.

Please support this project and future efforts to create more housing. We need it desperately and our community will be stronger for it.

Thank you!

Cat Wolf

From: David Miller <ddmiller923@gmail.com>

Sent: Saturday, April 20, 2024 3:53 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

Subject: [EXT]Dana Reserve Approval

[Some people who received this message don't often get email from ddmiller923@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ATTENTION: This email DID NOT originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear SLO Board of Supervisors,

My name is David Miller. I am a proud resident of San Luis Obispo county. Emailing to express my support of the Dana Reserve in its current form.

This project helps fuel our central coast community. Creating opportunities for young, professional families to bloom, while offering quality homes for our aging generations. My favorite part is the permanent preservation of ~fourteen thousand trees.

As a born and raised local, I would really like to have a place of my own in my home county.

Please approve this project so that people of my generation can have a real chance at raising our kids close to their grandparents and great grandparents.

Thanks in advance for approving this project.

Cheers,
David Miller

Board of Supervisors <Boardofsups@co.slo.ca.us>

Mon 4/22/2024 09:27 AM

To: Blake Fixler <bfixler@co.slo.ca.us>; Kathleen Goble <kgoble@co.slo.ca.us>; Kelley Abbas <kabbas@co.slo.ca.us>; Vicki Janssen <vjanssen@co.slo.ca.us>

Cc: AD-Board-Clerk <ad_board_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

From: Sabrina Diaz <diazrsabrina@gmail.com>

Sent: Saturday, April 20, 2024 5:50 PM

To: Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

Subject: [EXT] Dana Reserve

Some people who received this message don't often get email from diazrsabrina@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

To the whom it may concern,

My name is Sabrina and I am a young mother of two. I write to you today out of respect for my children. Their future is more important to me than anything I can explain. I hope they get to live in a world that I did not. One where development, the pursuit of people's right to housing, is embraced and not vilified. We must learn to love people again. I hope that world can begin today with your vote to APPROVE THE DANA RESERVE. We need these homes. The future needs these homes. The neighbors have theirs and that is good for them. It is time to allow others an opportunity.

Thank you,

Sabrina - Generation Build

From: Candace Hoyt <candacehoyt1@gmail.com>

Sent: Saturday, April 20, 2024 6:45 PM

To: District 4 <district4@co.slo.ca.us>; Board of Supervisors <Boardofsups@co.slo.ca.us>

Subject: [EXT]Dana Reserve

Some people who received this message don't often get email from candacehoyt1@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is Candace and I am a local young professional.

I love this area and could see myself raising a family here. However, many of my peers have been forced to leave the area due to the lack and cost of housing.

SLO County housing is nothing more than a commodity with an insufficient supply to meet its demand. We must and we can increase supply.

Please approve the Dana Reserve to strengthen our young and working class segments of the population. This project helps more than any before it.

Please vote yes on the Dana Reserve.

Sincerely,
Candace Hoyt
Generation Build

From: Ava Crouse <avaccrouse@gmail.com>
Sent: Monday, April 22, 2024 9:15 AM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>
Subject: [EXT]Approve Dana Reserve

Some people who received this message don't often get email from avaccrouse@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is Ava and I am a member of Generation Build.

Housing is a critical issue in our county. It is also a critical issue for my generation and those in need.

It is time to consider what is moral and what is needed in our community. This project is both.

Please vote for the working class, young families, and those in need. Please vote to approve the Dana Reserve!

Let's get serious about housing.

Ava

Sent: Monday, April 22, 2024 9:35 AM
To: BOS_Legislative Assistants Only
Cc: AD-Board-Clerk
Subject: Item 28 Fw: [EXT]Dana Reserve support

For your review. This has been forwarded to the Clerk of the Board.

From: Mark Willey <mw80homes@gmail.com>
Sent: Sunday, April 21, 2024 6:50 PM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>
Subject: [EXT]Dana Reserve support

You don't often get email from mw80homes@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Greetings Board of Supervisors,

I am writing to you today to recommend the immediate approval of the Dana Reserve Project.

For too long, we have ignored and ceded the issue of housing in our community. We need to think about the future of this area before there is no future left for it. It is becoming more and more difficult for people to afford homes here. Those people are hospitality workers, young families, tax payers, community organizers, teachers, etc. They need homes, just like the rest of us.

The Dana Reserve is an answer to that problem. Thank you!

Sincerely,

Mark Willey
Member, Generation Build

From: Board of Supervisors
Sent: Monday, April 22, 2024 9:34 AM
To: BOS_Legislative Assistants Only
Cc: AD-Board-Clerk
Subject: Item 28 Fw: [EXT]Approved the Dana Reserve

For your review. This has been forwarded to the Clerk of the Board.

From: Robert Acheatel <rmacheatel@gmail.com>
Sent: Sunday, April 21, 2024 4:38 PM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>
Subject: [EXT]Approved the Dana Reserve

[You don't often get email from rmacheatel@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ATTENTION: This email DID NOT originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I am writing to express my support for the Dana Reserve development. Housing in this county and state is the most serious issue we face. I think about my two daughters, both in college, in the reality they're facing when they graduate. My wife and I have been fortunate enough to own every home we have lived in, our generation had housing built for us, the supply issue was never an issue we had to deal with. My daughters generation has the opposite issue, there just simply aren't enough homes for them. We need the Dana Reserve, we need more housing, this is one of the greatest places on Earth to live and more people should be allowed the opportunity to live here. We need to stop holding their generation down and start planning and thinking about what we want things to look like 30 years from now for them and my future grandchildren. Thank you!

- Robert Acheatel

Member, Generation Build

From: Alexis Twisselman <lexietwisselman@gmail.com>
Sent: Sunday, April 21, 2024 2:37 PM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>
Subject: [EXT]Generation Build - In Regards to the Dana Reserve

You don't often get email from lexietwisselman@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I have lived on the Central Coast for my entire life. It's home. It's where I want to be and it's where I want raise my family. I'm a small business owner, I love my clients, I love this community and I'm building lifelong relationships with them. Sadly, the housing crisis is making it harder for that dream I want to build - to eventually become a reality. We need our neighbors and locally elected officials to understand what we're going through as a generation.

I'm writing this email to simply ask you to think about my generation and what we're fighting against, to decide if there should be a future for this county, a future for us.

Thank you for your time.

Best,
Lexie Twisselman
Member, Generation Build

For your review. This has been forwarded to the Clerk of the Board.

From: Suzie <blackbeltsuz@gmail.com>
Sent: Sunday, April 21, 2024 2:36 PM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>
Subject: [EXT]Approved the Dana Reserve

You don't often get email from blackbeltsuz@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I write to you today to ask you to please vote 5-0 in support of the Dana Reserve development project. I am a mother, wife and teacher. My life has been of service to my children and the children I teach. I worry, naturally, for their future and what it may look like. My husband and I have been fortunate enough to own our homes we have raised them in. What I worry about is what about them and my future grandchildren? What about all of the children I have taught for over 25 years? We need more housing, we need it NOW. I beg of you to please care for the future and to address it now instead of kicking the can down the road.

Thank you,
Suzie Acheatel
Member, Generation Build

From: Maddy Beeghly <beeghlymadison@gmail.com>
Sent: Sunday, April 21, 2024 1:45 PM
To: District 4 <district4@co.slo.ca.us>; Board of Supervisors <Boardofsups@co.slo.ca.us>
Subject: [EXT]Dana Reserve Project

[Some people who received this message don't often get email from beeghlymadison@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

ATTENTION: This email DID NOT originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is Maddy Beeghly and I am a board member of Generation Build.

When considering how to vote on the Dana Reserve I ask that you consider a number of things.

I ask that you consider the single mother who will skip a meal tonight because she spends 50% of her take home income on rent.

I ask that you consider the victim of domestic abuse who will stay in his/her relationship because a housing option to escape to does not exist.

I ask that you consider the young entrepreneur, with a heart full of dreams, who is struggling to find employees to grow their dreams because their employees have all moved to more affordable housing.

I ask that you consider what is remaining of our young professional working class and their need to grow here.

I ask that you consider what is right.

The Dana Reserve is right. Beyond the continued, and frankly sometimes encouraged, campaign of misinformation and disinformation on the project, you will find the most community oriented development ever proposed in this County. We must reward this.

Please vote in favor of working families, young entrepreneurs, and the housing insecure by voting YES on the Dana Reserve.

Thank you,
Maddy Beeghly

For your review. This has been forwarded to the Clerk of the Board.

From: Annie Plaat <anniebake8@gmail.com>
Sent: Monday, April 22, 2024 1:27 PM
To: Board of Supervisors <Boardofsups@co.slo.ca.us>
Subject: [EXT]Approve the Dana Reserve

You don't often get email from anniebake8@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I am writing to express my strong support for the approval of the Dana Reserve.

My family and I recently moved to San Luis Obispo from San Diego to be close to family. I was lucky enough to grow up in SLO and quickly decided after the birth of my first son that we needed to move back. We now have two sons and rescue a dog, and know with certainty that SLO is our forever home, but are finding it difficult to "fit" and afford any available housing.

I am a school teacher and my husband works at a bank. When we realized we wanted to make SLO a permanent home for our family two years ago, my husband took on a second full time night job (while I was home with 2 under two) and I took on a second part time job in order to save and have a higher income to be pre-approved for a home in SLO. With the increasing interest rates and the limited inventory we are still unable to afford to buy a condo, townhome, or single family home and it feels totally defeating. We are working 4 jobs, not including the biggest, most demanding jobs as parents, and are still unable to afford anything with two or more bedrooms. Even the few two bedroom homes/condos we have put offers on have been beat by several over asking offers. We would feel otherwise hopeless without the knowledge and future opportunity of the Dana Reserve.

I am asking you to please empathize with the increasing number of families that want to live on the central coast but can't get into the crazy market with working class and middle class jobs. There are so many of us that have to provide a down payment from multiple jobs and years and years of saving and sacrifice to achieve home ownership, only to be outbid, or not approved.

My family works hard in the community to teach your children or grandchildren, provide sober living accountability for men that have recently been in the prison system, to help local businesses receive funding for a thriving local commerce and community. My family works hard so my two toddlers can grow up in a small community where the people, animals, and the earth are treated with utmost kindness and respect.

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Posted: April 22, 2024
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We work so hard to live here, and feel so proud that we are showing our boys a work ethic that will hopefully result in our dream of home ownership. A home with two or more rooms, a place for a small garden, and a kitchen to gather as a family each day for homework and meals together. I would think this is a wish for many parents, and we will do whatever it takes to provide a safe, loving home for our children and future children in a community we treasure so deeply. I strongly believe the Dana Reserve will be this dream for hundreds of families like mine.

Thank you for listening and your attention to this matter. I trust that you will make the decision that best serves the interests of our community and its families.

Respectfully,

--

Annie Plaat
eneration Build

From: Caitlin Ditmore <catiedit@gmail.com>
Sent: Monday, April 22, 2024 4:32 PM
To: District 4 <district4@co.slo.ca.us>
Subject: [EXT]Generation Build

You don't often get email from catiedit@gmail.com. [Learn why this is important](#)

ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear San Luis Obispo County Supervisors,

I am writing to you today as a member of Generation Build to request that you support and approve the Dana Reserve without delay.

The lack of housing in this county reduces the quality of life of our residents as we spend far too much of our collective incomes to simply put roofs over our heads. This creates an immense negative pressure for young working adults. We are fighting uphill to continue to call this county our home.

This single issue is the most prevalent and impactful of our region. It limits businesses, reduces educational aspirations, damages residents' health, and so much more.

We must and we can address this.

Housing, and the pursuit thereof, is a moral issue. This project, the Dana Reserve, represents the best of housing projects.

I urge each and everyone of you to vote in favor of this project.

Thank you,
Catie Ditmore

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ATTENTION: This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is John Shea. I am an active duty member of the military, a young professional in the area, and a member of Generation Build.

Please approve the Dana Reserve. No project has ever done so much for those in need.

I cannot express how much our group, which I believe has nearly 200 members, has learned about this project. We simply do not believe anyone can ever claim to be pro-housing again if they oppose it.

I hope you agree and we see a 5-0 vote in favor of approval!

Thank you,

John Shea

Karen Carson
267 Summit Station Rd
Arroyo Grande, CA 93420
summitoaks4@sbcglobal.net
(805) 801-3174
September 15, 2024

To: Members of the San Luis Obispo Local Area Formation
Commission
San Luis Obispo, CA 93401
1042 Pacific Street, Suite A

Subject: Public Comment Regarding Dana Reserve Specific Plan

Dear Chairperson and Members of the Commission,

I am writing today to register our concerns regarding LAFCO No 4-R-22; annexation No. 30 to Nipomo CSD (Dana Reserve), which is currently under consideration by your Commission, LAFCO, San Luis Obispo.

My husband and I have been residents at the above address for over 30 years which is less than one mile from the proposed Dana Reserve housing/retail development. Our street, Summit Station Rd, along with Tefft, used to carry the abundance of traffic from the mesa to HWY 101 before the Willow Rd Extension was implemented. Hetrick Ave (a rural road) and Hwy 101 border these east-west streets. This configuration is entirely inadequate to accommodate the traffic that will accompany the proposed 1400 homes + retail businesses proposed by the Dana Reserve developer.

Of equal concern is the proposed annexation of this project into the NCSD, to provide water to the Dana Reserve housing development, which currently resides *outside* the water district. The NCSD is contractually obligated to dedicate any supplemental water to projects and residents already within its jurisdiction; this is per the agreement with Santa Maria and the EIR. Many homeowners and small developers *residing* within the Nipomo

Community Services District have applied and appealed to the NCSD board for water service but have been denied.

Thank you for your willingness to hear and consider public comment regarding this matter. Traffic and water are only two of the many issues why this project should not go forward. Feel free to contact us with any questions regarding this matter.

Sincerely,
Karen Carson

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 2:01:32 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Maria Benko
Your email:	vanessa551@aol.com
Subject:	Dana Reserve
Message:	This project is not affordable to many long term residents.
Attachment:	

[Reply / Manage](#)

From: [Morgan Bing](#)
To: [Imelda Marquez](#)
Subject: FW: Comment regarding Dana Reserve
Date: Tuesday, September 17, 2024 3:27:17 PM
Attachments: [image001.png](#)
[image003.png](#)

Morgan Bing | Analyst

San Luis Obispo Local Agency Formation Commission
1042 Pacific St Suite A
San Luis Obispo, CA 93401
(805) 781-5795

From: pamela wilson <wilsonclan64@gmail.com>
Sent: Tuesday, September 17, 2024 3:14 PM
To: Morgan Bing <mbing@slo.lafco.ca.gov>; Cathy Wilson <macandton949@gmail.com>
Subject: Comment regarding Dana Reserve

Pamela Wilson
814 Camino Caballo
Nipomo, CA 93444
wilsonclan64@gmail.com
805 714-8204
September 17, 2024
Public Comment Regarding Dana Reserve Specific Plan

Dear Chairperson and members of the Commission, I am writing to submit my comments regarding LAFCO No.4-R-22 Annexation No. 30 to Nipomo CSD (Dana Reserve), which is currently under consideration by the San Luis Obispo Local Agency Formation Commission. As a resident of Nipomo for 50 years I believe that this matter is of significant importance to our community and would like to offer my perspective. Also I am a healthcare professional interested in keeping our community in optimal health. According to your policy #2.10.8 it is the responsibility of the Commission to help prevent the elimination of SLO counties wildlife species and preserve for future generational sustainable representations of the county's native plant and animal communities.

This land, the Dana Reserve, contains an ancient oak forest, over 3,000 mature oak trees and multiple animal species that make their homes there. The intent of the developer is to remove most of these trees to make room for housing and commercial entities.

There is no way to replace these trees if they were to be removed and the value to the environment they provide. Trees produce the air we breathe and clean our air.

They regulate our climate by absorbing carbon dioxide and trapping harmful pollutants

and releasing oxygen and vapor into the atmosphere.

That said, how do all these mature oak trees affect our community of Nipomo?

Statically, according to the California Native Plant Society 3000 Coastal Live Oak trees can sequester 51,775,380 lbs. of carbon dioxide, avoid 1,730,040 gallons of stormwater runoff and intercept 197,963,730 gallons of rainfall over a period of 20 years. Also, in just one month 1 acre of these trees will produce 2,200 lbs. of oxygen. This affects me personally as I have lived downwind one half mile from this land and trees for over 50 years and have been a recipient of all these benefits.

The community of Nipomo has approved a smaller version of the proposed Dana Reserve project, plan L, that would reduce the overall footprint of the original project and save over 2,000 trees. It is my hope that you will see with me the downside of approving this project as proposed. Thank you for considering my concerns in this most important matter.

Sincerely,
Pamela Wilson

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 3:59:38 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Kathy Jason
Your email:	kharujason@gmail.com
Subject:	Tefft St. traffic
Message:	The Tefft St. traffic around 4pm, during the week has not been remedied. Traffic heading east backs up beyond Blume St. In the mornings, work traffic hours, I don't dare take Tefft. I have to take the Willow onramp. If that development goes in, Willow Rd. will be clogged with traffic, too. Fix traffic before building houses.
Attachment:	



From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 4:35:23 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	gerald Stover
Your email:	jerrystover6@gmail.com
Subject:	Nipomo Dana reserve,
Message:	
Attachment:	File attached — please log in to download it securely

[Reply / Manage](#)

Gerald Stover
556 Riviera Circle
Nipomo, CA 93444
jerrystover6@gmail.com
805-400-8077

To: Members of LAF-CO
1042 Pacific Street, St-A
San Luis Obispo, CA 93401

Subject: Public Comment Regarding Dana Reserve Plan

Dear Chairperson and Members of the Commission.

I am writing to submit my comments regarding LAFCO 4-R-22, Dana Reserve housing Plan.

LAFCO'S mission is to reduce urban sprawl in the County of San Luis Obispo. This housing plan will add to urban sprawl in our county without adding to the number of low income and affordable housing that the State of California is requiring. Dana Reserve is desiring to add 1,470 homes in a 288 acre parcel which contains vital Oak forest and endangered Manzanita shrubs. The Dana Reserve will only add 152 very low income homes, and 220 low income homes. These numbers are NOT guaranteed because the developer is only donating the land for these homes. People's Self Help Housing will be required to obtain their own financing. The remaining 1,020 homes will be market rate housing, which will require incomes in excess of \$130K, which will not satisfy the state mandate of low income housing.

This parcel of 1,470 homes will also require the removal of over 3000 mature old growth Oak trees. The developer has purchased a parcel of land in the hills above Nipomo that contains a large number of Oak trees to "mitigate" the removal of the 3000 Oaks in the Dana Reserve. This parcel is on a steep slope and is not therefore useful for any other purpose.

Please require the developer Nick Tomkins to add to the number of low and very low income housing.

Thank you for your consideration.

Gerald Stover

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 4:48:24 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Walter Guthrie
Your email:	wguthrie007@charter.net
Subject:	Dana Reserve
Message:	<p>The project is too large for a city the size of Nipomo, This is a rural town. This project will add more traffic on our rural roads and destroy an area of intense beauty. Water is also an issue. I do not care what anyone says. The cost of water will increase. The Nipomo action community did an excellent job of reducing the size of the project while still keeping the area somewhat rural. We need more housing but this is the wrong approach.</p>
Attachment:	

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Tuesday, September 17, 2024 11:22:42 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Noreen Johnston
Your email:	noreen.jhnstn@gmail.com
Subject:	Meeting Thursday 9/19/24 Dana Reserve Project
Message:	We are sorry that we are unable to attend the meeting on Thursday regarding the Dana Reserve Project. Please see attached letter for a personal perspective.
Attachment:	File attached — please log in to download it securely

[Reply / Manage](#)

Noreen Johnston

September 17, 2024

San Luis Obispo
Local Agency Formation Commission

Dear Mr. Fitzroy,

We are 28year residents of Nipomo Mesa. We have watched the growth of the town and surrounding area and we despise senseless urban sprawl. We are volunteers in Nipomo Garden.

The Dana Reserve Project has concerned us most on the issue of water. Golden State provides water for our 1 acre lot . But, for 12 years it has not been able to connect our adjoining 1 acre lot to water because the Nipomo Mesa Management Area is in severe water shortage conditions. OK, we got that initially.

We met with Jimmy Paulding. At this point there was nothing he could do.

Then NCSD got a Waterline Intertie for supplemental water from Santa Maria. The water would be dedicated to be used within the jurisdictional boundaries of the Nipomo Mesa water purveyors. The area of the Dana Reserve Project is not within the jurisdiction of the NCSD. We understand there is no proof of renovation of terms of agreement with the other purveyors. I believe this research can be attributed to the NAC team working with you at LAFCO. Brilliant! Thank you for the work you do.

Sincerely yours,

Noreen Johnston

Noreen Johnston

805-260-4377

PHONE

390 NORTH LAS FLORES DRIVE NIPOMO CA 93444 UNITED STATES

ADDRESS

NOREEN.JHNSTN@GMAIL.COM

URL

To San Luis Obispo County LAFCO

9/18/2024

Re: Consent Agenda Dana Reserve : **A-1: LAFCO File No. 4-R-24 | Notice of Submittal for Petition of Application for Annexation No. 32 to Nipomo Community Services District (Robins)**

To: Members of the Commission:

I would like the Commission and the County of San Luis Obispo to clarify the zoning status and General Plan constraints in place at the time the specific plan was accepted by the County for review. In the cover letter to both the Planning Commission and the Board of Supervisors, County staff assert:

While the project is consistent with the vision of urban development for the La Cañada Ranch area described in the County's South County Area Plan (Part III of the Land Use and Circulation Element [LUC] of the County's General Plan), the DRSP proposes to change the mix of land uses envisioned in the LUC by prioritizing residential development (including deed-restricted affordable housing, affordable-by-design housing, senior housing, and workforce housing) over commercial development in response to the current countywide and State housing supply shortage.

The County asserts that the 'vision' of land use as described in the La Canada Ranch Specific Plan is simply being reshuffled to substitute housing for industrial uses. The cover letters assert the authority of the South County Area Plan. However the Inland Areas Plan, pages 411, 412, 421 speaks to the INTENT to adopt the zoning that would have gone along with the Canada Ranch development, and this rezoning appears never have taken place up to this time.

On page 411 of the Inland Area Plans, at the base of Table 4-2 is the following statement.

Canada Ranch Specific Plan Area. An expansion of the urban reserve line north of Nipomo and west of Highway 101 should be evaluated to provide additional employment and associated residential development that will improve the jobs/housing balance within Nipomo. A specific plan should be prepared showing commercial retail, service commercial and light industrial uses on the large Canada ranch property northwest of Sandy Dale Drive and west of Highway 101, shown in Figure 4-4.

On page 412 of the Inland Area Plans, at the base of Figure 4-4 is the following statement:

The specific plan should determine the feasible extent of the job-generating uses as a first priority. Residential uses should be considered only in support of employment development. The property has a large oak woodland that should be evaluated for preservation as a long-term habitat. Due to its size, the site is also a potential location for a high school if feasible. A specific plan should be accompanied by market feasibility and fiscal impact studies and an environmental impact report to determine the logical extent and location of development.

Thus if the County would follow the 'vision' of the Canada Ranch area, it would have preserved the oak woodland to a much greater extent, as is supported by other Elements of the General Plan, and would have rectified the massive imbalance between housing and jobs noted for the Nipomo Area. This imbalance is addressed on page 421 (p. V4.26).

Rural Area

The following programs are established for the portions of the identified South County (South) sub-areas outside of urban and village reserve lines, in the land use categories or locations listed.

10. Specific Plan Areas, South County (South). The County should work with property owners to schedule the preparation of specific plans for four areas to increase the amount of employment areas adjacent to or near Nipomo:

a. Canada Ranch, for industrial, commercial service, commercial retail and incidental residential uses;

b. Southland Street, for industrial and commercial retail uses;

c. West Nipomo Rural Village, for a mix of residential and neighborhood- serving and recreational uses;

d. Hanson Industries property, for a mix of recreational, industrial, office and residential uses.

The specific plans should identify the appropriate scale and intensity of these general uses in more detail, consistent with topics required by Government Code Sections 65450 through 65457 as well as economic issues concerning the most suitable uses.

It should be noted that the Area Plans quoted above were published in 2014, a mere ten years ago. Conditions regarding 'visions' for the Nipomo Area should not have changed in such a short time. It is my understanding that a Specific Plan must comply with the basic tenets of the General Plan at the time when it is adopted, and it would seem that at that time the area was mostly likely to become Rural Residential which matches that of the surrounding area.

Thank you for your consideration. I am submitting this letter as an individual and not as representing any organization.

David Chipping.
1530 Bayview Heights Drive, Los Osos, California

From: [Morgan Bing](#)
To: [Imelda Marquez](#)
Subject: FW: Public Comment Re: Dana Reserve Specific Plan
Date: Wednesday, September 18, 2024 8:10:32 AM
Attachments: [image001.png](#)
[image003.png](#)

Morgan Bing | Analyst

San Luis Obispo Local Agency Formation Commission
1042 Pacific St Suite A
San Luis Obispo, CA 93401
(805) 781-5795

From: Heather Howell <heatherclimateaction@gmail.com>
Sent: Wednesday, September 18, 2024 1:15 AM
To: Morgan Bing <mbing@slo.lafco.ca.gov>
Subject: Public Comment Re: Dana Reserve Specific Plan

Heather Howell
3653 Campbell Lane, #B
Atascadero, CA 93422
Heatherclimateaction@gmail.com
805-234-5644
Sept. 17, 2024

To: Members of the Commission San Luis Obispo Local Agency Formation (LAFCO)
1042 Pacific Street, Ste. A
San Luis Obispo, CA 93401

Subject: Public Comment Re: Dana Reserve Specific Plan

Dear Chairperson and Members of the Commission, I am writing to submit my comments regarding LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve), which is currently under consideration by the San Luis Obispo Local Agency Formation Commission (LAFCO). As a resident of Atascadero and San Luis Obispo County, I believe that this matter is of significant importance to our community and would like to offer my perspective.

I am a retired Educator, having taught and consulted throughout the County for the last 30 years. My Advanced degrees are in Education, specifically Multi-Cultural Communication and Studies, and Media Studies. Since retirement a decade ago, I have been increasingly active as a Volunteer and Community Organizer, especially in Environmental Issues.

The Global Climate Crisis has occupied me intensely for the last 5 years, and I have educated myself in every aspect of it; environmental, scientific, political, social, and economic, including training with Al Gore's Climate Reality Project, of which I am a certified Leader. This intense 10-day training prepared me to make presentations with proprietary, scientific Power-Point slideshows to the public. The material and backstory is continually with me and equally continually updated as we race toward immutable deadlines of Global annihilation due to Climate Change and Crisis.

In addition, my specialty in communicating the gravity and various interacting issues of the global Climate Crisis has introduced me to a broad network within our local, excellent, technical and scientific/academic

community at Cal Poly, with whom I regularly interact and collaborate.

This driving interest brings me to my main concerns, for which I believe LAFCO is absolutely THE AGENCY to address the Crisis of the Dana Reserve Specific Plan.

Under Section 2.1 General Policies, LAFCO's Mission:

2.10.6 The Commission shall consider the involvement of the public in **actions affecting the environment** as an **essential and indispensable** element of the **decision-making process**.

The Commission should know that for up to 4 years, when the community first heard of the Dana Proposed Development, and began to make inquiries, they, citizens and residents of Nipomo, some for generations, have been intentionally and strategically excluded from any input, or interaction with the developers and their agents. The residents continuously requested inclusion in community informational meetings, with no results, even mounting a campaign in which 4000+ local signatures were collected to attempt to demonstrate the Majority concerns and objections with the Dana Reserve Project.

As time went by, the NAC (Nipomo Action Committee, a 501c3) was founded to undertake a more substantial response. The Nipomo residents undertook this effort as a community service, spending their personal time and money to represent the community and to have input on this clearly, hugely impactful development. They requested to provide input to the governing bodies; the County Board of Supervisors, County Planning Commission, NCSD, and more, to address the power imbalance that was developing, of a minority, personal economic gain driving the project, but the die had been cast. The Developer and his lawyers had anticipated every weak point in their proposed development, and precluded the objections by claiming "Exceptions" to legal precedent and influencing every potential sticking point by 'quid pro quo' tactics, that are well-documented.

In all this history, the Community non-profit, NAC, has NOT OPPOSED development, nor building affordable housing which would benefit the entire county workforce and families. They even came up with an Alternate Plan for the property, which would still allow for profit for the Developer, build MORE affordable housing units than Dana 'Reserve', (the justification for the streamlined and expedited approval process) and most importantly, an alternate plan which would save the destruction of up to 2500 ancient coastal oaks and its woodland habitat, flora and fauna, required by the Dana Reserve Specific Plan.

NAC has not been obstructive nor combative, simply REQUESTING INCLUSION AND INPUT IN THE DECISION-MAKING PROCESS WHICH WOULD AFFECT THEIR COMMUNITY FOREVER. They were denied that Equality of expressing Public Concerns at EVERY Opportunity.

LAFCO must strongly assert your **Mission to protect and ensure** the "Involvement of the public in actions affecting the environment as essential and indispensable..." In

the case of Dana Reserve Specific Plan, it has been **categorically withheld from the residents of Nipomo.**

2.10.8 The Commission shall help prevent the elimination of the County's fish and wildlife species and preserve for future generation's **sustainable** representations of the County's **native plant and animal** communities.

The property upon which the Dana Reserve is to be built contains the **last 2% of Nipomo's remaining Ancient Coastal Oak Woodland** ecosystem. The Dana Reserve Specific Plan, **requires the destruction of 3,000+ of these trees**, many hundreds of years old, and their entire biosphere of understory plants, animals, birds, insects, and micro-organisms. This Coastal Oak Woodland constitutes a **unique environmental site** of scientific importance, public health and sustainable natural history, capable of critical and **significant amounts of carbon sequestering** in our race with the Climate Crisis.

The **Science-based NAC Alternate plan** has designed a map for a scaled-down development, **aligned with Community values and lifestyle**, which **s pares the important contiguous, central core of the Woodland** and approximately **2500 of those threatened trees and the species they anchor.**

It must be emphasized that IF this ancient forest is destroyed **there can never be a revival of this unique biosphere and its benefits** to the planet. No amount of planting specimen saplings can recreate this living force for health and harmony in our county.

Finally, in the last few weeks, a scientific discovery has been made in proximity to the Dana Reserve, on the Nipomo Mesa. **Dr. Bill Waycott**, renowned local botanist and environmental systems expert, has reported the **discovery of an unnamed/never before studied species of manzanita**. This is the discovery of a lifetime for any scientist, to encounter an unknown species. It also demonstrates the incredible species diversity of even well-travelled, familiar places and the need to respect and value the natural world for all generations to come. Stay tuned for the national scientific announcements and Nipomo Mesa fame!

This limited comparison of the Dana Reserve Specific Plan and the NAC Alternate Plan should need no further description to highlight the huge difference between these 2 Plans, in the care and Vision for our local environment and its Global Consequences.

It falls directly within the LAFCO Mission to "**prevent the elimination** of the County's fish and **wildlife species and preserve** for future generation's **sustainable** representations of the County's **native plant and animal communities.**"

Please be an objective standard to hold back unimpeded and unwise growth and development and Speak for those not able to speak for themselves... both human and all living creatures.

Thank you for the opportunity to assist your important work for California! Thank you for your careful consideration of the Environmental Justice and Sustainable Future issues of this Subject. Please contact me directly at any time, for further information. I prefer a cell call or text.

Sincerely,

Heather Howell
Atascadero, CA ~ 805-234-5644

September 15, 2024

LAFCO
1042 Pacific Street #A
San Luis Obispo, CA 93401

RE: Dana Reserve Project

Local Agency Formation Commission:

As a long time resident of Nipomo I believe the future of my town is at a pivotal juncture, with more than 4000 new homes either recently constructed, underway, or planned. This includes two multi-family developments, 300 new homes in Trilogy, 600 homes in various states of progress and the large Dana Reserve (DR), which will add 1300 homes. Nipomo has experienced a significant portion of new residential growth . However the Nipomo Community Plan has not been updated in 30 years. This discrepancy between rapid growth and the outdated plan highlights the challenges Nipomo faces. The DR, being the largest development in SLO county as this time, poses substantial implications for the rural Nipomo community and necessitates careful evaluation to mitigate potential impacts.

The DR project has advanced despite the numerous unresolved issues identified in the Environmental Impact Report (EIR). The EIR highlights nineteen significant and unavoidable adverse impacts associated with the proposed plan which includes concerns related to air quality, biological resources, greenhouse gas emissions, land use and planning, population and housing, and transportation.

Public safety considerations are also paramount, During the San Luis Obispo Board of Supervisors hearing on the DR project, a representative from the Sheriff's staff indicated that an additional 10 deputies, 2 sergeants, and several support staff would be necessary to accommodate the influx of 4500 new residents in Nipomo. Notably, the projected does not include provisions for a new sheriff's substation or fire station.

Furthermore, the project is expected to significantly impact traffic on Nipomo's two main roads and the freeway. Current traffic conditions between San Luis Obispo and Nipomo are already heavily congested during the weekday during peak hours.

Water supply is another critical issue. The long-term availability of water, groundwater shortages, and potential drought conditions must be thoroughly considered for a project the scale of the DR. The Nipomo Community Services District (NCSD) is contractually obligated to allocated supplemental water to projects within its jurisdiction. However, there is no clear evidence that the NCSD has formally addressed the environmental impacts of providing water to areas outside its jurisdiction, such as DR. As part of the broader North Management Area (NMMA), the water resources of neighboring communities (Arroyo Grande, Oceano, Pismo Beach, Grover Beach) will also be affected and should have been thoroughly evaluated in the EIR.

I recognize the need for affordable housing in SLO county. Given the many concerns expressed by Nipomo residents, this situation presents an opportunity for LAFCO to carefully review the concerns expressed , which are in your purview (SLO LAFCO 2.6.4 and 2.2.11). Let's look for a balanced approach that addresses these issues while supporting responsible growth , the health and safety of Nipomo residents and sustainability of our environment.

Sincerely,
Irene Woo

TO: The Local Agency Formation Commission (LAFCO):

We are writing to you as concerned 30-year residents of Nipomo regarding the Dana Reserve project.

Traffic and Traffic Pollution: An article in the Tribune (July 3, 2023) stated that "SLO County has one of the highest asthma rates in California." One of the reasons cited is traffic pollution. Nipomo already has grid-lock traffic not to mention the traffic concerns on the 101 freeway.

Environmental Destruction: The Dana Reserve will "remove" 2000-3000 oak trees. When you drive down 101 and see that magnificent oak woodland, which is an unusual quercetum of oak trees that forms a special arboretum in that area, it's heartbreaking to think that once again an entire ecosystem will be destroyed. That ecosystem and the beauty of the oaks cannot be replaced. "...it's not about how we can save the trees; it's about how the trees might save us!" When Willow Road was constructed in Nipomo, hundreds of oak trees were destroyed. As a remediation 4000 acorns were planted and only a small number of oaks survived. So much for remediation. The land is being destroyed all around us.

Water Shortage: We do not think that NCS D has done due diligence with the DR project, and we understand that the DR project is not even within NCS D's jurisdiction. Other building projects in Nipomo have been denied by NCS D because of water shortage, and other water management companies that service Nipomo concur.

The developer paints a pretty picture but is the Dana Reserve in compliance with state and local guidelines. The "devil is in the detail," concerning low-income housing (\$6000,000), public funding, traffic, and environmental destruction. This development will have a huge impact on the citizens of Nipomo and we hope that the current plans for the DR will receive more oversight and study before the current plan is approved as is.

Thank you for your consideration,

Regina Bernero

Jim Kessinger

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Wednesday, September 18, 2024 12:18:25 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Lynne K Grijalva
Your email:	lynniek021@gmail.com
Subject:	Dana Reserve Travesty
Message:	If you review every argument put forth defending this supposed 'low income' development, it is apparent that you/we are being gaslighted. There is NOTHING in this proposal that is fair, that follows current requirements in urban planning requirements,
Attachment:	

[Reply / Manage](#)

Powered by [Streamline](#).

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Wednesday, September 18, 2024 12:27:32 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Cynthia Bodger
Your email:	theabodger@gmail.com
Subject:	Dana Reserve
	<p>Please refer to your policy # 2.3.8." The district has the capability of meeting the need for services and has submitted studies and information documenting its capabilities". We don't have enough fire service. We have no room in the schools. Traffic is already a huge problem. These problems can't be fixed and will have a huge negative impact on Nipomo. Please do the right thing and do NOT approve the Dana Reserve! In reference to your policy 2.10.8, " The Commission shall help prevent the elimination of the County's fish and wildlife species and preserve for future generations</p>

Message:

sustainable representations of the County’s native plant and animal communities”, this development will destroy the last remaining oak woodland on the mesa. Please do the right thing and do NOT approve the Dana Reserve! Your policy 2.1.14. states “The Commission shall give “great weight” to a proposal that is supported by a community’s long-range vision for its growth and development. This may include a Memorandum of Agreement that has been approved by the County and another jurisdiction regarding a Sphere of Influence or other proposal.” The South County Area Plan, though it is 30 years old, does NOT plan to put close to 1,500 homes on this property, creating urban sprawl! Please do your job and do NOT approve the Dana Reserve! Thank you.

Attachment:

[Reply / Manage](#)

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Wednesday, September 18, 2024 12:52:04 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Lynne K Grijalva
Your email:	lynniek021@gmail.com
Subject:	Dana Reserve Travesty, poorly planned development
Message:	<p>It is obvious that there is some money being paid under the table because there is no attention paid to regulations already on the books regarding water, environmental impacts, traffic congestion, air pollution, social inequities, loss of open space, Only 30% of the low-income housing that the state requires meets this requirement. The rest are high end homes that are unattainable for the vast majority of people who need it the most. Two projects to build affordable housing i.e. 100-unit mobile home park, were not approved. The infrastructure existed, providing water and building,</p>

while Dana Reserve does not. MAKES NO SENSE,
unless palms greased, fraud, corruption, you choose.

Attachment:

[Reply / Manage](#)

Powered by [Streamline](#).

September 18, 2024

Via Email

San Luis Obispo Local Agency Formation
1042 Pacific St., Suite A
San Luis Obispo CA, 93401
mbing@slo.lafco.ca.gov

Re: B-1: Dana Reserve Annexation Study Session

Honorable Commissioners:

My office represents the Nipomo Action Committee (“NAC”), on whose behalf I submit these comments concerning the proposed annexation of the Dana Reserve (“Project” or “Dana Reserve”) to the Nipomo Community Services District (“NCSD” or “the District”).

NAC is opposed to the proposed annexation in part because the annexation would unfairly benefit a large residential project outside the District’s service area at the expense of existing customers and rate-payers within the NCSD’s current boundaries. Consistent with the NCSD’s past commitments, the existing residents and infill development must be prioritized over projects that are outside the NCSD’s district service boundaries.

The record shows that all new residential development in Nipomo must rely on the 500 Acre-foot-per year (AFY) (Phase II) water transfer from Santa Maria. While in the past, the NCSD had committed itself to reserving this 500 AFY for infill development within its jurisdiction and existing customers, the current annexation proposal abandon that commitment in favor of sprawl development within the Sphere of Influence. As set forth below, the proposed annexation, therefore, is both unlawful and contrary to LAFCO and NCSD’s own established policies.



890 Monterey St
Suite H
San Luis Obispo
California 93401
ph: 805-593-0926
fax: 805-593-0946
babaknaficy@naficylaw.com

The 500 AFY Phase II water supply transfer from Santa Maria was earmarked exclusively for infill development.

The Stipulated Judgment in the Santa Maria Groundwater Adjudication case requires the NCS D to import a minimum of 3000 AFY from the City of Santa Maria. The 3000 AFY consists of a first phase import of 2500 AFY and a second 500 AFY referred to as Phase II. The NCS D prepared and certified an environmental impact report (EIR) to review the potential impacts of these water transfer (referred to as the Supplemental Water Project) in addition to an optional 3200 AFY transfer which is not required by the Stipulated Judgment. According to the NCS D, the District would exclusively rely on the 500 AFY Phase II water to supply water to the Dana Reserve Project.

The NCS D's August 27, 2024, Staff Report for the first time acknowledged that the SWP EIR explicitly states that the 500 AFY Phase II transfer was specifically earmarked for serving customers within the NCS D's existing boundaries and current customers. This admission is significant because it contradicts NCS D's October 23, 2023, letter to the SLO County Planning Commission, which claimed "[t]he extra 500 acre-feet per year ("AFY") NCS D built into the Nipomo Supplemental Water Project for new development is eligible to serve any new project within the NCS D's service boundary or its sphere of influence." NCS D letter at p. 2. The NCS D's Water Supply Assessment (WSA) for the Dana Reserve Project never hinted that the 500 AFY transfer was originally reserved for serving Projects within the District's jurisdictional boundaries.

Despite this admission, the NCS D continues to deny its legal commitment to restrict the use of this 500 AFY for infill development or its existing customers. After years of acknowledging and entering into binding contracts consistent with its commitment to restricting the use of the 500 AFY Phase II transfer, the NCS D has reversed course in order to accommodate the Dana Reserve Project. To this end, the NCS D now claims the restriction in use

of the 500 AFY “represented plans and estimates at the time based on water use in the early 2000's, and not a legal restriction.” NCS D Staff Report at p. 7. Contrary to NCS D’s contention, however, the evidence shows that the NCS D may not simply ignore this bona fide legal restriction.

The text of the SWP 2009 Final EIR unambiguously describes the NCS D’s commitment to using the 500 AFY for existing customers, and specifically provides that any project within the Sphere of Influence must be served with water from the NCS D’s future acquisition of Phase III water transfer from Santa Maria.

*Phases I and II of the proposed project [i.e. the Santa Maria Supplemental Water Project] will be separately approved and funded by authorization of the NCS D Board of Directors. **Phases I and II totaling 3,000 acre-feet per year will supply water only to customers within the current NCS D boundaries and other water purveyors in the NMMA. Only in Phase III totaling an additional 3,200 acre-feet per year of supplemental water will be made available to new customers in the 2004 Sphere of Influence Areas that are annexed into the District.***

2009 Waterline Intertie FEIR, p. III-6. (italics in the original, bold emphasis added.) This restriction on the use of Phase I and II waters supplies therefore amounts to a promise to and de facto contract with the existing District customers.

The FEIR’s alternative analysis similarly reflects a strong commitment by the NCS D to restricting the use of the 500 AFY for existing customers. According to the FEIR, the NCS D only considered alternatives that reflected the District’s commitment to using Phase I and II waters to serve “customers in the current NCS D boundaries and other water purveyors in the NMMA, specifically the Woodlands Mutual Water Company, Golden State Water Company and Rural Water Company. **Only in Phase III will water be made available to new customers in the 2004 Sphere of Influence Areas that are annexed into the NCS D boundaries.**” FEIR VII-2 (emphasis added.)

Significantly, the above-cited language in the FEIR was added to the text of the FEIR in response to comments from LAFCO. According to the FEIR LAFCO's comments on the Draft EIR included a request that "Project Objective 4 on page III-6 of the Draft EIR should be clarified to indicate that supplemental water for annexations will not be available until Phase III of the proposed project." FEIR, XI-10. The above-cited language describing the NCSD's commitment to using the Phase II 500 AFY for its existing customers was specifically added to the Final EIR in direct response to LAFCO's request.

Similarly, James Harrison submitted comments on the Draft EIR requesting addition of language to clarify that "that the first two phases of the proposed project will be used to meet the needs within the present boundaries of the NCSD not to proposed project will be used to meet the needs within the present boundaries of the NCSD not to increase the size of the District by expanding to the Sphere of Influence areas." FEIR at XI-25. In response, the FEIR drafters pointed to the revised language on FEIR page III-6, the same passage that was added to the EIR in response to LAFCO's comments.

A 2012 Addendum to the 2009 FEIR similarly confirmed that District's ongoing commitment to restricting the use of the 500 AFY supplemental water: "Phase I and II will supply water only to customers in current NCSD boundaries and other purveyors in the NMMA [namely Woodlands Mutual and Golden State]." 2012 Addendum, p. III-3.

The prohibition against using Phase I and II waters to support projects outside the District's boundaries is also reflected in the October 16, 2015, Supplemental Water Management and Groundwater Replenishment Agreement ("SWMGRA") that was signed by the NCSD, Golden State Water Co., Rural Water Company and Woodlands. This agreement describes the parties' "(1) payment to NCSD for each Party's allocations

costs and (2) distribution and use of Nipomo Supplemental Water.” SWMGRA, p. 5.

The SWMGRA specifically prohibits all parties to the agreements from using any Phase I and II waters for the benefit of any project outside the parties’ existing boundaries: “the Nipomo Supplemental Water delivered to the Parties [which includes the NCSO] pursuant to this Agreement **shall be used exclusively for the benefit of the properties within the existing jurisdictions and service areas of the parties** and in accordance with the Judgment and Stipulation.” *Ibid*, emphasis added. This restriction applies equally to all signatories to the SWMGRA.

This Agreement is apparently still valid and has not been revised or superseded. At the NCSO’s August 28, 2024 hearing, the District’s counsel essentially acknowledged the Agreement’s validity, but essentially argued that the District is free to ignore its terms because the SWMGRA can only be enforced by the other signatories and not any aggrieved members of the public.

Even the latest NCSO Sphere of Influence Update Municipal Service Review (“2018 SIU”) acknowledges that the “additional AFY capacity (i.e. Phase II transfer) has been reserved for use by the Nipomo CSD for infill.” *See*, Municipal Service Review, 2018, p. 3-31. In this context, “infill” must be understood to refer to development within the District’s boundaries.

NAC’s research has not yielded any documents that explains why it is now appropriate for the NCSO to rely on Phase II 500 AFY transfer to supply water to a project outside its service boundaries.

LAFCO’s own analysis shows annexation of Dana Reserve would overtax NCS D’s water supplies.

Annexation of Dana Reserve will unfairly deny properties within the District’s existing boundaries a chance to develop. LAFCO’s 2018 Municipal Service Review (“2018 MSR”) acknowledged that “the additional 500 AFY capacity has been reserved for us by the Nipomo CSD for infill, or existing users outside of the district service area.” The 2018 MSR also determined that “the District does not have an adequate water supply to serve the anticipated build-out under the current General Plan plus the sphere of influence areas.” 2018 MSR, p. 3-46. The 2018 MSR also determined that “the District does not currently have adequate and reliable water resources available to meet the needs of the Sphere of Influence over the next 20 years. At this point in time the District’s most viable future water source is the City of Santa Maria via the water-intertie pipeline. Future annexations should be carefully considered with a focus on the NCS D’s ability to provide reliable, adequate, and sustainable water service.” *Ibid.*

These findings contradict the 2020 Urban Water Management Plan and undermine the NCS D’s argument that its current supplies are sufficient to fulfill the District’s commitment to supply water to all existing customers and infill projects within the District’s boundaries, in addition to the Dana Reserve Project. The District therefore needs all of its current water supplies to support full build-out within its jurisdiction and must focus its efforts on acquiring additional supplies from Santa Maria to accommodate expansion of services into the Sphere of Influence.

Annexation of the Dana Reserve Project violates LAFCO policies

Annexation of Dana Reserve would be inconsistent with and violate LAFCO Policy 2.3.2, which provides: “Prior to annexation of

territory within an agency's Sphere of Influence, the Commission encourages development on vacant or underutilized parcels already within the boundaries of a jurisdiction." As the 2018 MSR admits, the District does not have sufficient water supplies to meet the needs of infill development within its jurisdiction and the Sphere of Influence. Accordingly, annexation of Dana Reserve would be in violation of LAFCO Policy 2.3.2.

Annexation of Dana Reserve is also inconsistent with the regional transportation plan and the San Luis Obispo Pollution Control District's Clean Air Plan ("SLOAPCD CAP") because it exacerbates the existing job-housing imbalance in the area and substantially increase the regional Vehicle Miles Travelled (VMT) threshold. In this regard, the the FEIR admits that

The proposed project would be inconsistent with the elements of the SLOAPCD CAP because implementation of the proposed project would further divide the jobs-to-housing balance within the project area. Further, the proposed project would be inconsistent with regional VMT reduction efforts because implementation of the project would increase regional VMT in excess of applicable per capita thresholds. No mitigation measures have been identified that would reduce these impacts to below applicable thresholds.

Dana Reserve FEIR at p. 4.3-27.

As the Dana Reserve FEIR explains, owing to its location, outside of the urban reserve line and far away from most jobs in the County, the Project is also inconsistent with many transportation, air quality and GHG policies. Despite these inconsistencies, the Staff Report contends that "the underlying reason" why the impacts associated with air quality and GHG impacts is that "the DSRP site was not previously planned for residential development." Staff Report at p. 17. This is contention ignores the basic fact that the Dana Reserve is inconsistent with the County's GHG-emission reduction targets because it would significantly exceed the SLOAPCD's per

capita VMT thresholds. By locating a significant number of new residents outside of the urban reserve line and further worsening the job-to-housing imbalance, the Project amounts to undesirable sprawl development.

Annexation would also be inconsistent with LAFCO Policy 2.3.8, which requires the District to show it has the capability of meeting the need for services. Here, the District cannot show it can lawfully meet the water supply needs of Dana Reserve because of the restrictions on Phase II water supplies from Santa Maria. Moreover, the MSR explains that although the Dana Reserve may be included in the current sphere of influence, this location is outside the Urban Reserve Line and therefore cannot be considered “infill” development. In fact, the Dana Reserve FEIR

Conclusion

For all of these reasons, NAC and its hundreds of members urge LAFCO deny annexation of Dana Reserve into the NCSD.

Babak Naficy

Attorney for Nipomo Action
Committee

From: [Streamline](#)
To: [Imelda Marquez](#); [Rob Fitzroy](#)
Subject: New form submission received: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)
Date: Wednesday, September 18, 2024 1:36:50 PM

Logo used for headers



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

Your Name:	Herb Kandel
Your Email:	herbkandel@gmail.com
Subject:	Public Comment Regarding Dana Reserve Specific Plan
Message:	thank you for the opportunity to contribute to your deliberations at the Study Session.
Attachment:	File attached — please log in to download it securely

[Reply / Manage](#)

Powered by [Streamline](#).

*Herb Kandel
776 Inga Rd
Nipomo, Ca 93444*

September 16, 2024

To: Members of the San Luis Obispo Local Agency Formation Commission (LAFCO)
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401

Subject: Public Comment Regarding Dana Reserve Specific Plan

Dear Chairperson and Members of the Commission:

I am writing to submit my comments regarding LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve), which is currently under consideration by the San Luis Obispo Local Agency Formation Commission (LAFCO).

I am a long-term resident and active citizen in Nipomo, a former member of the South County Advisory Council (SCAC), founder of the Nipomo watershed committee that provided input to South County General plan. Recently I was the liaison to the County for the community coalition including the SCAC that endorsed an alternative development concept for the Dana Reserve.

This project as proposed is arguably one of the largest and most complex in SLO County history and we encourage your commission to take extra time to ensure your decision is fully informed. As an agency of concern, you also have the right and the responsibility to take an independent look at the project as defined in LAFCOs scope to address the key question:
Given the number of unprecedented Class 1 and other impacts does the project's benefits justify a statement of overriding concern?

I urge you to look carefully at the questions previously directed at the project and issues within the approval process including the dissenting comments of both the Supervisors and Planning Commissioner.

This letter includes suggested questions and recommendations consistent with LAFCOs mission, scope and policies for the study session. Thank you for your consideration of these suggestions:

Projects within the existing NCSD boundaries:

Regarding General Policy 2.3.2. *Prior to annexation of territory within an agency's Sphere of Influence, the Commission encourages development on vacant or underutilized parcels already within the boundaries of a jurisdiction. The agency should provide LAFCO with a build-out estimate or inventory and document how it was prepared.*

Request:

- Assess the number of new projects and specific number of units that are currently proposed, approved or in the County permitting process within the existing NCSD boundary with special attention to those in the affordable category, and;
- Compare how these numbers close the gap on the RHNA numbers sought by the County with consideration for Nipomo's fair share.

- Assess the alignment with LAFCOs priorities for orderly and responsible growth in terms of consistency with the General Plan and projected and planned for population growth.
- Determine more precisely what the timeline is, and what are the costs borne by donors in the community for the fundraising needed by People’s Self Help Housing from design and construction of affordable housing?
- Each listed amenity and/or asset, with purported benefit to the community should be evaluated so as not to obfuscate the larger issues such as identified Class 1 and Class 2 impacts to assess the overall merits of committing to a statement of overriding concern.

The Sept. 19, staff report, pg.2 states: “... *the Legislature also recognizes that providing housing for individuals and families at all income levels is essential for promoting orderly development and must be carefully balanced against other factors and environmental impacts. Both the State and the County of San Luis Obispo have prioritized affordable housing.*”

In consideration of what the applicant of the Dana Reserve claims about categories of affordability, many members of the Nipomo community request you obtain an updated study of the projected costs for housing within each of the categories at the projected time of sale. Many Nipomo residents have strongly suggested an independent source to cross check the developer provided data. The market study provided by the developer has significant deficits and requires review as pointed out at the Board of Supervisors and the Planning Commission. Community groups have all along contended that the number and ratio of actual affordable housing is lower than promised, overly weighted with luxury housing and not worth the cost of unmitigated impacts.

Population Considerations:

Regarding policy 56668 (a) *Population and population density.... and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.* The DRSP is anticipated to result in a total population growth of *at least* 4,200 residents. This would result in a total population of over 23,000 in the unincorporated community of Nipomo by 2030, approximately 15% higher than the population projected for 2030 derived from buildout population projections. (DEIR 4.14-25)

Request:

- Evaluate the projected population estimates with the new projects already in the pipeline to realistically assess if these cumulative impacts can be sustainable with current and proposed infrastructure including road and traffic.

It is essential that you determine what studies or expertise or testimony you can bring to better understand the reality of this projected increase. Nipomo and San Luis Obispo County will live with these impacts forever. Please take the time to get this right.

Biological Assets:

Consistent with LAFCO *General Policies 2.1.1. ...balance the need to efficiently provide public services with the sometimes-competing interests of discouraging urban sprawl, preserving prime agriculture land and open space (CKH Act 56001 and 56301).*

Considerable attention has been focused on the assessing the housing side of the equation.

Your agency could help strike a critical balance between the competing concerns of protecting unique biological resources and the provision of housing by including the following:

- 1) Request a follow up study session to learn about the unique biological assets in the project and the concerns within the existing mitigation plan.
- 2) Allow local experts (with no financial interest in this project) to share extraordinary recent research and suggest practical solutions for permanent conservation opportunities including conservation easements of impacted habitat that is actually being impacted. Experts concur that the proposed foothill ridge property does not protect the associated plant community of Nipomo.
- 3) Note that the west facing portion of the parcel on the ridge of the Temettate Ridge is critical agricultural corridor and foothill view shed. Please determine why this parcel is not also protected by a permanent conservation easement.
- 4) Circulation options that do not transect the central oak corridor (Collector B) and increased buffer between the oak forest and the residences would both reduce tree count and protect sensitive species from the “edge effect” of development.

LAFCO should take time to learn more about viable concepts presented by the Community Coalition and endorsed by the SCAC. Allow an SCAC response to the developer funded study when they contend elements of the plan are feasible.

This research would be consistent with general policy 2.1.6: *The Commission will recognize and preserve clearly defined, long-term agricultural and open space areas established by the County or other jurisdictions to preserve critical environmental areas and to bolster local economies (Gov. Code Section 56001). This may be accomplished using agricultural easements, open space easements, conservation easements, or other mechanisms that preserve agricultural or open space lands in perpetuity.*

Request: support LAFCO policy:2.10.6: *The Commission shall consider the involvement of the public in actions affecting the environment as an essential and indispensable element of the decision-making process.*

NCSD Capacity:

Regarding General Policy: 2.3.8. *The district has the capability of meeting the need for services and has submitted studies and information documenting its capabilities.*

This project requires a new level of administrative and infrastructure for the NCSD.

To ensure NCSD has the capacity to do so, I suggest LAFCO request NCSD present their short, medium and long range planning documents. If this is not available at this study session, request a follow up study session to review the advanced planning and administrative capabilities of this agency.

Scrutiny of Amenities:

Regarding amenities of the Project, *LAFCO Policy number 56668 (c) to consider: “The effect of the proposed ...on mutual social and economic interests...”.*

Request: Take time to carefully examine the details of the amenities proposed in the developer’s presentation by:

- Identifying specific designs and amenities and responsibilities within the proposed park and open space areas to help assess quality and feasibility of what is proposed for future residents.
- Determining why County Parks will not be involved.

- Assessing what legal assurance future residents and community members have to be assured of a quality park being established and maintained. What will be the costs of other amenities borne by residents of HOA and will they be affordable? Ask the developer to demonstrate that these costs have been factored into affordability of both purchase price and monthly fees.
- Seeking stakeholder feedback on the pedestrian and equestrian trails designs. SCAC has received highly critical input regarding design of staging area, proposed route, biological impacts relative to users.

Regarding the Cuesta College South County Site: Request an explanation from a Cuesta College faculty representative to understand why the facility senate voted to stop the administration from publicly voicing support for this project. Consider a request for financial information from Cuesta to demonstrate the viability and timeline for construction of the facilities, as there is dissent within administration about feasibility.

Legal Provision of Water:

Regarding General Policy 2.1.11. In any proposal requiring water service, the Commission requires that the agency to which the annexation is proposed should demonstrate the availability of an adequate, reliable and sustainable supply of water.

Ensure that all the issues raised about NCS D’s legal capacity to provide water in the pending litigation are understood by your council. Your staff report advises that you can’t condition your approval pending the legal decision, but you must have certainty that any decision you make is consistent with the law.

Request: Obtain an independent expert and legal testimony from State council familiar and involved with the Nipomo groundwater adjudication stipulation settlement on all aspects of the legal questions raised. Share these details in a public setting so your decision is informed and transparent. An extra study session on this topic would be important information and demonstrate thoroughness in your decision-making process.

LAFCOs Duty for independent review:

The Staff report states you “*must assume that Final EIR complies with CEQA*”

As a responsible agency you have the right and duty to make an informed and independent decision which involves addressing the important questions raised in all relevant documents about impacts, and potential shortcomings in the CEQA process. Without this level of scrutiny this could impair decision making or worse put LAFCO into a legal bind later.

Thank you for your service and your thorough consideration of the above recommendations and requests.

Sincerely,
Herb Kandel

From: [Morgan Bing](#)
To: [Imelda Marquez](#)
Subject: FW: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve) - NOT SO FAST
Date: Wednesday, September 18, 2024 2:35:56 PM
Attachments: [image001.png](#)
[image003.png](#)

Morgan Bing | Analyst
San Luis Obispo Local Agency Formation Commission
1042 Pacific St Suite A
San Luis Obispo, CA 93401
(805) 781-5795

From: Patty <cprteachrn@aol.com>
Sent: Wednesday, September 18, 2024 2:34 PM
To: Morgan Bing <mbing@slo.lafco.ca.gov>
Subject: RE: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve) - NOT SO FAST

Hello Ms. Bing,
Please post for the Commissioners.
Thank you.

TO: the Commissioners of SLO COUNTY Local Agency Formation:

I am writing to ask you to please stop or, not allow the LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve) to go forward. You are the LAST HOPE and it's so wrong! Unfortunately, this development, known as, the Dana Reserve is the exact opposite of a "reserve." And, unfortunately, so far, it has been passed through other SLO County and CSD Board(s) and Commission(s) over the past years, especially recently in 2023 and 2024. The land use in Nipomo, specifically, for the Dana Reserve has nineteen unmitigatable* environmental, financial, infrastructural capacity issues with water, sewer, traffic, emergency response and school overcrowding (*ref. Dana Reserve EIR final).

The size of the Dana Reserve is 89% larger than The Woodlands (aka Trilogy Monarch Dunes) and over 100% greater than the Black Lake development. Too many people, too squished together is not healthy for the sensitive environment in Nipomo. The ecosystem in Nipomo includes, the special microclimate, the fauna, numerous endemic plant species including its very own, Nipomo Mesa ceanothus cuneatus variety fascicularis, the flowering Pismo Clarkia, and the sand mesa manzanita with its shedding bark. These examples are rare and endemic to the Burton-Mesa chaparral which IS THE LAND in the annexation No. 30 (Dana Reserve). This area of century-old oak woodlands and its maritime chaparral have been deemed "threatened and sensitive" by the California Department of Fish and Wildlife natural Heritage Division.

Corrine Ardoin in her book (2004), "A Natural History of the Nipomo Mesa Region," states that some of the "best examples" of these fast-disappearing and heavily-fragmented unique coastal live oak woodlands and respective unique plant community, "can still be seen between Pomeroy and Highway 101, the Summit Station and Hetrick Road area and, sections in and around Black Lake Canyon." NOT FOR LONG, IF this Annexation No. 30 is approved by you.

As you may know, the plant in the photo below is *Lupinus nipomensis* is a species of lupine known by the common name Nipomo Mesa lupine. It is endemic to the Nipomo Dunes, (Wikipedia). This plant is an example of documented threatened flora by federal and California state as an endangered species.



The Nipomo Mesa lupine already in jeopardy due to the increase loss of habitat directly related to land use. And, an unprecedented property tax Resolution from the SLO Board of Supervisors was approved to assist in funding the construction to supply the water and sewer to this land that was an area (until the property tax funding materialized) that (parcel of land) was outside the Nipomo Community Services District boundary. Guess what?? Surprise surprise! Not! The NCSB voted to approve the annexation of this land into its service boundary.

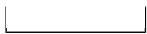
This has allowed Mr. Tompkins of NKT Commercial to attain the water service needed to build THE LARGEST SIZED development in unincorporated San Luis Obispo county. The Nipomo Community Services District has shown bias, poor innovation and lack of interest in a large portion of Nipomo community members who have expressed numerous, valid concerns about the super-sized development which will eliminate the last portion of the Burton-Mesa chaparral. Nothing can survive a development of this size, including human neighbors, the property adjacent to this DR development is already listed for sale.) The loss that will occur here has been concerning when recent studies found that Nipomo lupine has specific microhabitat preferences, and that this had been overlooked in the past, and this discovery now emphasizes an important need in the conservation effort to preserve this

specialized plant's existence, as well as, all of the habitat in these rare, maritime chaparral ecosystems.
Please help because this development plan, annexation No. 30 (Dana Reserve) will entirely change Nipomo from rural residential, small town into a commercial commuter cluster. This does not align with the Oak Ordinance or SLO county's General Plan or the overlooked majority of current Nipomo community members. Please, please consider this wholly, globally...(we are heating up!)
Thank you for your time, and your conscientious consideration of preserving some balance in land use formation in Nipomo specifically, today. Thank you, again.

Sincerely,
Patricia McQuillen
[750 Glenhaven Pl.](#)
Nipomo



ReplyForward



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[Sent from AOL on Android](#)

Randy and Marina Matthews
787 Sandysdale Drive
Nipomo, CA 93444
marinamatthews@aol.com
805-929-4754

September 14, 2024

To: Members of the San Luis Obispo Local Agency Formation Commission (LAFCO)
1042 Pacific Street, Suite A, San Luis Obispo, CA 93401

Regarding: Public Comment on the Dana Reserve Specific Plan

Dear Chairperson and Members of the Commission,

We are writing to submit our comments concerning LAFCO No. 4-R-22 / Annexation No. 30 to the Nipomo CSD (Danna Reserve), which is currently under consideration by your Commission (LAFCO). As residents and business owners in the Nipomo community for over 36 years, we feel that this matter will have both a significant and a severely negative precedent settled on our community, and we are asking for your consideration of our real concerns.

Although there are several impacting items that will make dramatic changes, such as increased traffic, over-crowding of schools, and a high-density development on a 288 acre parcel within an area of moderate housing development. It is our opinion that the proposed project's destruction of over 3,000 mature Coastal Oak trees, in their Coastal Oak Woodlands habitat, is one of the most egregious.

The trees within this proposed project are part of the heritage of Nipomo, a visual statement of this beautiful area. NO amount of replacement plantings in the Nipomo foothills, or Santa Barbara County, will mitigate this loss. Once the 100 years old, or much older, oak trees are gone... they are gone for good. It is a shame that the Oak Woodlands Ordinance for San Luis Obispo County has been overridden. We worry that the County's action will send a message that no oak woodlands are safe from destruction, countywide.

We respectfully ask that the Members of LAFCO consider the Alternative Map, put forward by the Nipomo Action Committee after receiving community input. The Alternative Map will reduce the density of the proposed development and preserve a majority of the existing Coastal Oak Woodlands on the property.

Respectfully,

Randy Matthews
Marina Matthews

Randy and Marina Matthews

From: [Morgan Bing](#)
To: [Imelda Marquez](#)
Subject: FW: SAVE NIPOMO, ASK FOR BETTER - Not allow this Annexation No.30
Date: Wednesday, September 18, 2024 4:11:08 PM
Attachments: [image001.png](#)
[image003.png](#)

Morgan Bing | Analyst

San Luis Obispo Local Agency Formation Commission
1042 Pacific St Suite A
San Luis Obispo, CA 93401
(805) 781-5795

From: Patty <cprteachrn@aol.com>
Sent: Wednesday, September 18, 2024 4:11 PM
To: Morgan Bing <mbing@slo.lafco.ca.gov>
Subject: SAVE NIPOMO, ASK FOR BETTER - Not allow this Annexation No.30

I am writing on Behalf of my Sister,

(She is unable to due to her hearing and, mostly vision loss). She wants you to know, that the rush for housing is true, but, it will diminish as the older, "Boomer" generation continues to accelerate to their celestial home (pass on). And, the population has already showed this trend in Europe and now, America, too.

Remember that your decision is crucial in this matter. So, please know that..

This Annexation No. 30 for the Dana Reserve development is in conflict with the natural environment in permanent ways. Your decisions, votes will have long-lasting and possibly traumatic impact to Nipomo, as a rural community without giant commercial buildings and with it's untouched natural resource areas and with the infrastructure of a small town, water, sewer, internet, roads, Emergency serves, educational services and so on. These are important things to regard as the Annexation No. 30 will have significant impacts on this rural area. You should not succumb to political or financial or peer pressure. Please take your time and think hard on this. Don't let it Be Forever gone. Please you are the LAST HOPE to oppose the upcoming matter - LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve).

Please & Thank you.

Regards,
Michelle Parks
Avenue de Los Amigos

From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Wednesday, September 18, 2024 4:46:56 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Dana Hunt
Your email:	Danaaready@gmail.com
Subject:	Support for Dana Reserve
Message:	<p>I am writing to express my strong support for the Dana Reserve Housing project. This development promises tremendous benefits for families in our community, offering affordable housing options that are crucial in today's market. With thoughtfully designed homes, nearby parks, on-site childcare, and top-quality infrastructure, Dana Reserve will create a family-friendly environment where children can grow, play, and thrive. The project also promotes walkability and fosters a sense of community, enhancing the quality of life for all residents. I believe Dana Reserve will be a welcome</p>

addition to our community. Sincerely, Dana Hunt

Attachment:

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From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Wednesday, September 18, 2024 4:48:36 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Ryan hunt
Your email:	huntr925@gmail.com
Subject:	Support for the Dana Reserve housing project
Message:	<p>I am writing in support of the Dana Reserve Housing project, which will be a great asset to local families. This development offers a range of housing options that are not only affordable but also designed with families in mind. The planned amenities, such as parks and recreational areas, will provide safe spaces for children to play and for neighbors to connect. With its focus on family-friendly living, Dana Reserve will help strengthen the fabric of our community and create a nurturing environment for future generations. Sincerely, Ryan Hunt</p>

Attachment:

Reply / Manage

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From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Wednesday, September 18, 2024 4:50:55 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Dana Ready
Your email:	danaaready@gmail.com
Subject:	Dana Reserve Housing Support
Message:	<p>I am writing to voice my support for the Dana Reserve Housing project, which addresses the urgent need for more housing in our region. With rising home prices, many families are struggling to find affordable options, and this project offers a solution. One of the standout features of Dana Reserve is its inclusion of down payment assistance programs, making homeownership accessible for many first-time buyers. Additionally, the variety of affordable housing options ensures that families of different income levels can find a suitable home. The project also includes amenities that are</p>

perfect for families, such as on-site daycare centers, which provide much-needed childcare support, and proximity to Cuesta College, giving residents easy access to higher education opportunities. With parks, open spaces, and a family-focused design, Dana Reserve is not just a housing development but a community that will enrich the lives of local families.
Sincerely, Dana Ready

Attachment:

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Wednesday, September 18, 2024 8:05 PM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Anthony Whipple
Your email:	anthonywhipple@live.com
Subject:	Nipomo development concerns
Message:	Traffic is way to impactful as is. If developers wish to increase housing fix all the traffic congestion first
Attachment:	

[Reply / Manage](#)

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Wednesday, September 18, 2024 9:26 PM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Bill Tindula
Your email:	w.tindula@gmail.com
Subject:	Dana Reserve, No!
Message:	The Dana Reserve Project, as it stands, is just not feasible. It does not work for Nipomo and it is not wanted by a vast majority of the residents of of Nipomo. It breaks many environmental laws and creates critical problems for not only Nipomo, but for the entire county of San Luis Obispo. Please vote "No" on the annexation of the Dana Reserve. It is not right that this project will receive so much water, while anyone with an acre of land is told "NO" when they ask for more water.
Attachment:	

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Wednesday, September 18, 2024 7:01 PM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Erica Marie Castello
Your email:	ericacastello83@gmail.com
Subject:	Do not annex the Dana Reserve
Message:	<p>Dear commissioners, My name is Erica Castello, I am a graduate of Nipomo High School. My family originally came to Nipomo in the 1930s. I am writing in regards to the proposed annexation of the Dana Reserve, specifically in reference to the LAFCO policy 2.10.8 which states "the Commission shall help prevent the elimination of the County's fish and wildlife species and preserve for future generations sustainable representations of the County's native plant and animal communities." The removal of more than 4.000 mature oak trees and 35 acres of Burton Mesa Chaparral is clearly inconsistent with this policy and I hope you will honor your conscious and do what you can to protect our irreplaceable natural resources and cultural heritage. Respectfully, Erica Castello</p>
Attachment:	

[Reply / Manage](#)

Powered by [Streamline](#).



From: Herb Kandel <herbkandel@gmail.com>
Sent: Thursday, September 19, 2024 8:59 AM
To: Morgan Bing <mbing@slo.lafco.ca.gov>
Subject: Dana Reserve Study Session

Dear LAFCO Commissioners.

Please receive these additional comments and questions from my prior letter to your commission as part of your study session today.

I have discussed the following information with local hydrologists who have personal experience studying and monitoring NMMA, Nipomo and Santa Maria Watersheds .

Thank you for addressing these questions that come from those discussions:

The NMMA Key Well Index (KWI) has declined since 2000 into Severe Water Shortage Conditions from 2015-2022 and more recently into Potentially Severe Water Shortage Conditions after two wet years. Given the shallow and fault bounded characteristics of the aquifer under the NMMA, how likely that most of the increases of groundwater supplies caused by recent wet years have already occurred.

The focus and north edge of the depression in the Nipomo basin begins to the north end onwards Black Lake golf course. NCSD plan ahead include directing the sewage treatment and thus recharge from Black Lake to processing at the ponds near 101 one to the East and south end of the urban area. Experts warn this will further the problem where the needs are greatest for recharge for the NMNA.

Are there recent studies to show that the lateral flow issues of some of the wastewater ponds near 101 that seeped into Nipomo Creek thus not recharging the basin have been corrected?

Our also sources question that the wastewater from the DR Project will be enough to balance groundwater levels in the NMMA.

The newly imported water associated with the Project would benefit groundwater supplies in the NMMA more if it was used to offset groundwater pumping instead of providing water for new development.

Furthermore, the 2023 Golden State Water Company letter calls into question the reliability of imported water from the City of Santa Maria. The most recent water delivery to NCSD stated in the 16th Annual Report prepared by the NMMA Technical Group is 1,133 AF in 2023. This amount is substantially below forecasted deliveries of NSWP water referenced in the 2024 FEIR. Please address this issue in your study session.

Sincerely

Herb Kandel
Nipomo

Morgan Bing

From: Jeannine Jacobs <jeanninejacobs@icloud.com>
Sent: Thursday, September 19, 2024 8:21 AM
To: Rob Fitzroy; Imelda Marquez; Morgan Bing
Subject: The DANA PROJECT---Conservation

Hello Board Members of LAFCO/SLO,

I attended the Santa Lucia Chapter of the Sierra Club, where I saw the hundreds of Oaks and Manzanita plants you intend to uproot and dispose of for the sake of a far too dense and populated area called DANA (Project). This is DEFORESTATION for the sake of profit. You would think that the presence of these wonderful trees and shrubs would be an advantage to the residents of the properties, as they are beautiful, bring shade (an ever increasing value) and are habitats for birds that sing. The new plan, by this Chapter would be more sensible and save the trees----that offer the planet OXYGEN and shade. Couldn't the number of luxury homes be minimized for the sake of sales, sensibleness and conservation. Our county could use more housing for the middle class, and two-stories in strategic places could accommodate two families!, reducing the ground building area.

It would be an ethical decision to impress these factors the County Board Of Supervisors, before you uproot those important aspects of your development. The encroachment of man's footprint upon Nature is something we all need to be accountable for and reset.

Thankyou for considering the Ethical Choice,

Jeannine Jacobs

Morgan Bing

From: Joyce Bauerle <whaledreams@yahoo.com>
Sent: Thursday, September 19, 2024 8:32 AM
To: Morgan Bing
Subject: Dana deforestation

In opposition of this massive loss of our natural and native tree and shrub cover. Really it is not illegal to do so but should be. One day it will be but until then we and future generations rely on the common sense of our leadership to choose the path of less destruction.

Please think of the loss of trees in terms of habitat loss, they cool our planet. What is proposed is ecocide.
Joyce Bauerle

Sent from my iPhone

Morgan Bing

From: Karen King <kk2horsecrazy@gmail.com>
Sent: Thursday, September 19, 2024 11:35 AM
To: Morgan Bing
Subject: Dana Reserve

Good Morning Ms. Bing:

Please post for the Commissioners. Thank you!B

TO: the Commissioners of SLO COUNTY Local Agency Formation: I am writing to ask you to please stop or, not allow the LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve) to go forward. You are the LAST HOPE and it's so wrong! Unfortunately, this development, known as the Dana Reserve is the exact opposite of a "reserve." And, unfortunately, so far, it has been passed through other SLO County and CSD Board(s) and Commission(s) over the past years, especially recently in 2023 and 2024. The land use in Nipomo, specifically, for the Dana Reserve has nineteen unmitigatable environmental, financial, infrastructural capacity issues with water, sewer, traffic, emergency response and school overcrowding (*ref. Dana Reserve EIR final). The size of the Dana Reserve is 89% larger than The Woodlands (aka Trilogy Monarch Dunes) and over 100% greater than the Black Lake development. Too many people, too squished together is not healthy for the sensitive environment in Nipomo.

The ecosystem in Nipomo includes, the special microclimate, the fauna, numerous endemic plant species including its very own, Nipomo Mesa ceanothus cuneatus variety fascicularis, the flowering Pismo Clarkia, and the sand mesa manzanita with its shedding bark. These examples are rare and endemic to the Burton-Mesa chaparral which IS THE LAND in the annexation No. 30 (Dana Reserve). This area of century-old oak woodlands and its maritime chaparral have been deemed "threatened and sensitive" by the California Department of Fish and Wildlife natural Heritage Division. Corrine Ardoin in her book (2004), "A Natural History of the Nipomo Mesa Region," states that some of the "best examples" of these fast-disappearing and heavily-fragmented unique coastal live oak woodlands and respective unique plant community, "can still be seen between Pomeroy and Highway 101, the Summit Station and Hetrick Road area and, sections in and around Black Lake Canyon. IF this Annexation No. 30 is approved by you, THESE NATIVE NIPOMO PLANTS WON'T LIVE LONG! As you may know, the plant known as the Lupinus nipomensis is a species of lupine known by the common name Nipomo Mesa lupine. It is endemic to the Nipomo Dunes, (Wikipedia). This plant is an example of documented threatened flora by the federal and California state governments as an endangered species. The Nipomo Mesa lupine is already in jeopardy due to the increased loss of habitat directly related to land use. An unprecedented property tax Resolution from the SLO Board of Supervisors was approved to assist in funding the construction to supply the water and sewer to this land that was an area (until the property tax funding materialized) that was outside the Nipomo Community Services District boundary. The NCSD voted to approve the annexation of this land into its service boundary. This has allowed Mr. Tompkins of NKT Commercial to attain the water service needed to build THE LARGEST SIZED development in unincorporated San Luis Obispo county.

NCSD has shown bias, poor innovation and lack of interest in a large portion of Nipomo community members who have expressed numerous valid concerns about the super-sized development which will eliminate the last portion of the Burton-Mesa chaparral.

NOTHING CAN SURVIVE a development of this size, including human neighbors. The property adjacent to this DR development is already listed for sale. The loss that will occur here has been concerning when recent studies found that the Nipomo lupine has specific microhabitat preferences, and that this has been overlooked in the past. This discovery now emphasizes an important need in the conservation effort to preserve this specialized plant's existence as well as all of the habitat in these rare, maritime chaparral ecosystems.

Please help because this development plan, annexation No. 30 (Dana Reserve) will entirely change Nipomo from rural residential, small town into a commercial commuter cluster. This does not align with the Oak Ordinance or SLO county's General Plan or the overlooked majority of current Nipomo community members. Please consider this wholly, globally...(we are heating up!) T

Thank you for your time and your conscientious consideration of preserving some balance in land use formation in Nipomo specifically, today.

Karen E. King, Nipomo Area Resident for 36 Years
471 Calle Cielo
Nipomo, CA 93444
kk2horsecrazy@gmail.com
Home: (805) 619-7525

Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Thursday, September 19, 2024 5:49 AM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?

SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION



Inquiries, Comments, Questions?

Your name:	Kathryn Voice
Your email:	kateing175@gmail.com
Subject:	Water is not sufficient to support the Dana Reserve Project
Message:	<p>Dear Commissioners: I do not agree with the WRAC committees' decision declaring that there is adequate water in our supply to allow a development the size of the Dana Reserve Project in Nipomo. The purpose of importing water is to offset and replenish our aquifer. This goal is critical to sustaining our local community, agriculture and the natural open environment we are planted in. We have been exceeding our draw of water and our groundwater supply is in deficit. Adding demand on the order of the Dana Reserve Project adds a huge risk to our water table's future. This risk is compounded by removing the open land, the ground cover, the underground network of fungi and the tree roots that pull rain water backing our aquifers. That natural system is replaced by hard scaling and rain water turns into wasted runoff. Please decide in favor of wisely using our water deliveries from Santa Maria, per the original intent of that agreement. Thank you!</p>
Attachment:	

[Reply / Manage](#)

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Thursday, September 19, 2024 8:05 AM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Mary van Ryn
Your email:	maryvanryn@yahoo.com
Subject:	NCSD ANNEXATION OF DANA RESERVE HOUSING PROJECT
Message:	A second document with Rainfall data coming in an additional email. Thank you.
Attachment:	File attached — please log in to download it securely

[Reply / Manage](#)

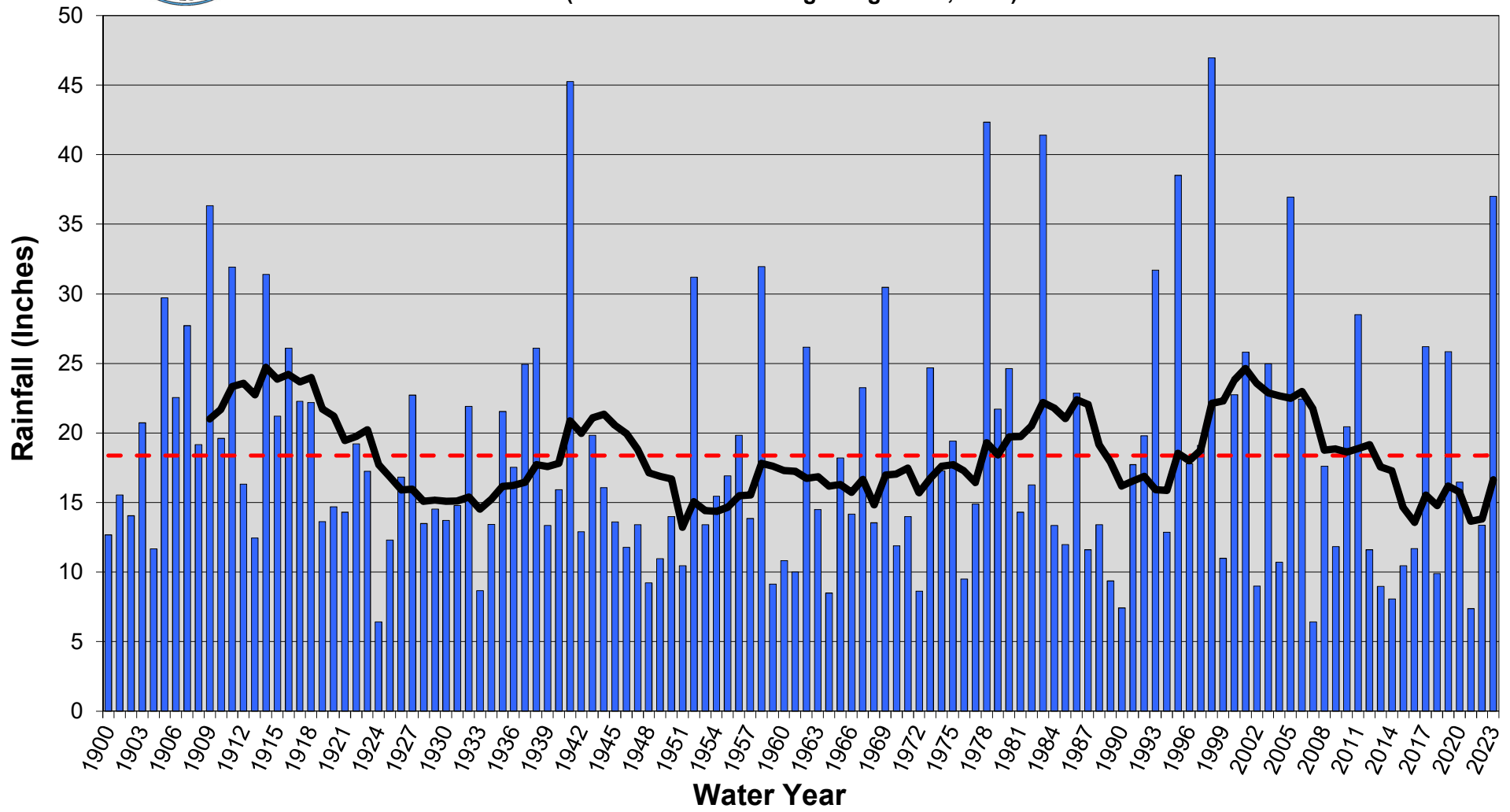
Powered by [Streamline](#).





Santa Barbara - Rainfall

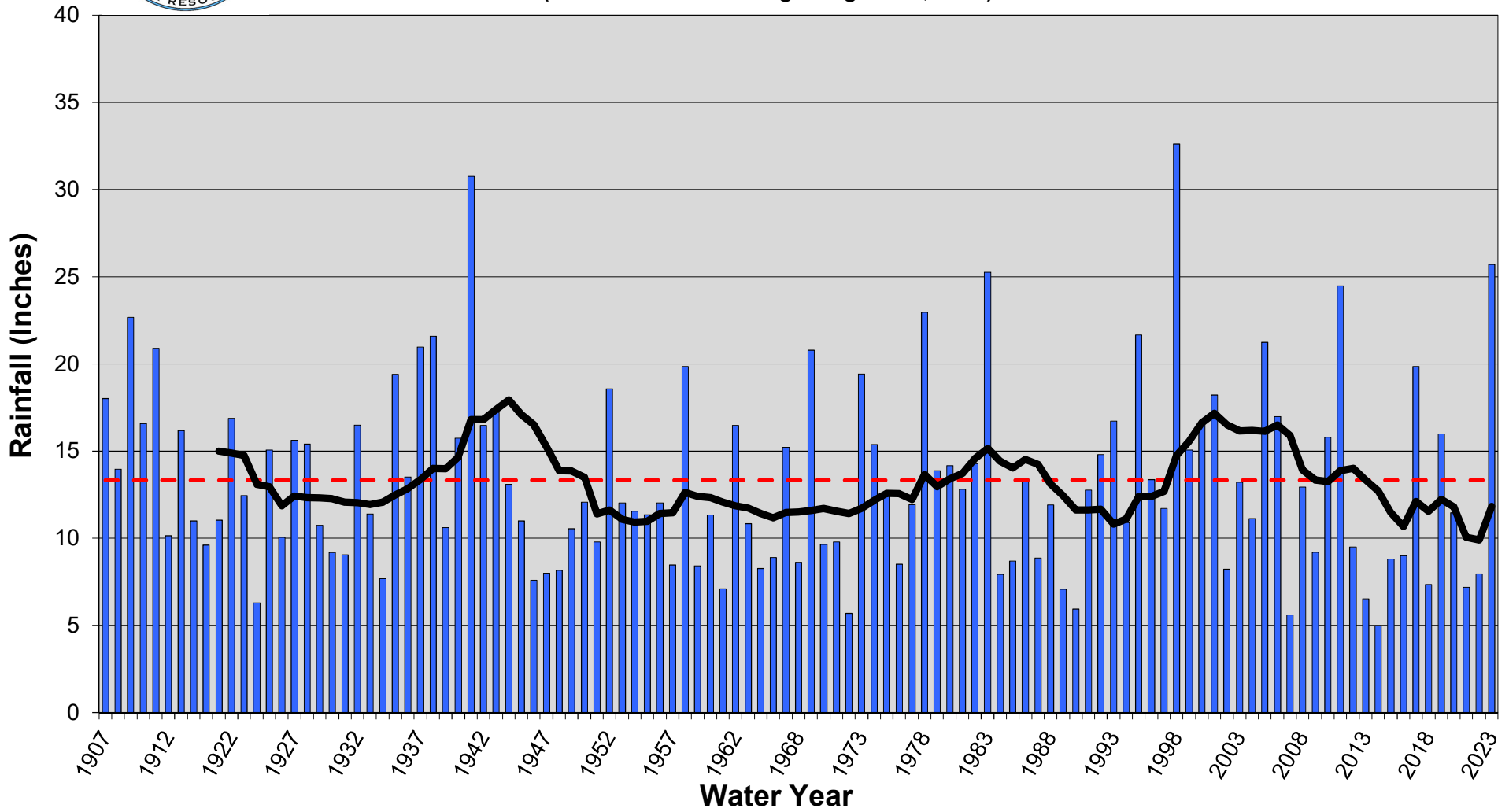
1900 - 2023 (124 Years)
Annual, Mean, and 10 Year Moving Average
(Mean = 18.38" - through August 31, 2023)





Santa Maria - Rainfall

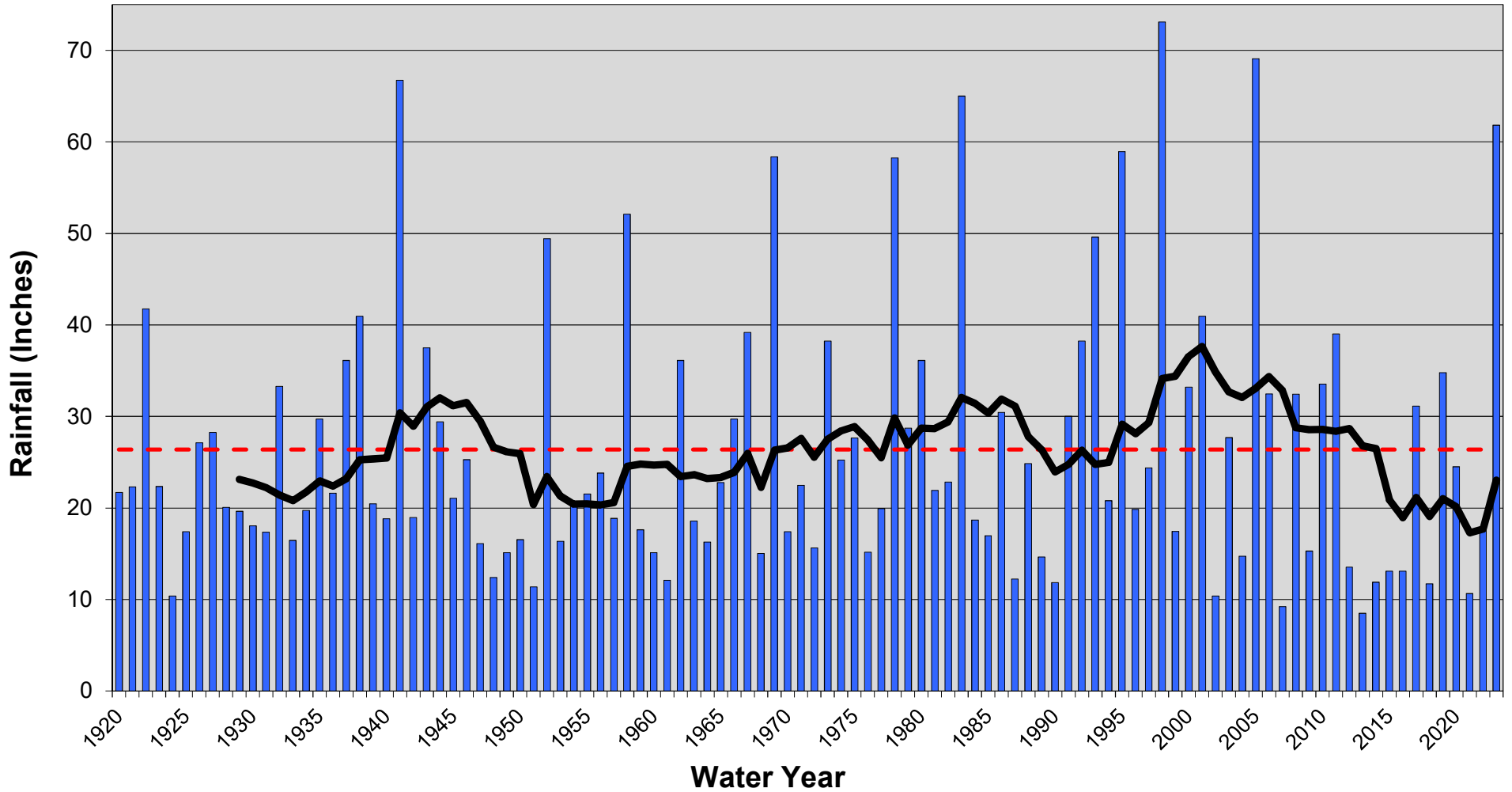
1907 - 2023 (117 years)
Annual, Mean, and 10 Year Moving Average
(Mean = 13.33" - through August 31, 2023)





Gibraltar Dam - Rainfall

1920 - 2023 (104 years)
Annual, Mean, and 10 Year Moving Average
(Mean = 26.38", through August 31, 2023)



Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Wednesday, September 18, 2024 10:45 PM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Natalie Barton
Your email:	nbarton171@gmail.com
Subject:	Public Comment Speech 9/19
Message:	
Attachment:	File attached — please log in to download it securely

[Reply / Manage](#)

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Thursday, September 19, 2024 8:09 AM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Paul van Ryn
Your email:	actiondoesit@gmail.com
Subject:	Dana Reserve
Message:	<p>Just a few items of great concern. Water - The NCSD has a mandate to provide water for its current residents now and in the future. Expanding the boundaries to include additional residents is not in its scope. NCSD has already shown in the past that they have overdrafted our basin due to saltwater intrusion. The Dana Reserve was denied 5 or 6 attempts to get water from the county/state. This expansion of the boundary is not warranted. The evidence that proves the NCSD is prohibited from supplying water to the Project includes the NCSD's own 2009 FEIR for the Supplemental Water Project. This FEIR unambiguously stated that "Phases I and II will supply water only to customers in the current NCSD boundaries and other water purveyors in the NMMA, specifically Woodlands Mutual Water Company, Golden State Water Company and Rural Water Company. Only in Phase III will water be made available to new customers in the 2004 Sphere of Influence Areas that are annexed into the NCSD boundaries." (NCSD Waterline Intertie FEIR, III-6) Another concern is Traffic. The traffic is already bad throughout main roads and the freeway. This project is too large for our current infrastructure. State CEQA Guidelines section 15064.3(b). This project is also skewed wrong for our community. It should be downsized and the proportions need to be reversed so that there is more affordable housing and less elite housing that no one in the area can afford. Environment - A key guideline requires "retain land in open space in new land divisions that will preserve oak woodlands, riparian and other important biological habitats and historic place surroundings." (DEIR at 4.11-34). The project is clearly inconsistent with this guideline in that it retains only 3% of the Burton Mesa chaparral and 4% of the oak woodland on site as Open</p>

Space." The majority of the community is in favor of a project that will enhance the area, not take away just for the sake of profit. Nipomo is a small rural community, and that is why we live here. Any attempts to take our water rights and dilute or deplete them is unacceptable. I appreciate your consideration of what the majority of the people that live here believe and want for our community and our future. Paul van Ryn

Attachment:

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Ideas + Action for a Thriving Central Coast

September 19, 2024

SLO COUNTY LAFCO
COUNTY GOVT. CENTER
1055 MONTEREY STREET,
SAN LUIS OBISPO, CA 93408

Subject: Study Session on the Annexation of Dana Reserve Specific Plan to Nipomo Community Services District

Dear San Luis Obispo Local Agency Formation Commissioners:

As your commission reviews and considers the materials today, we urge you to move forward plans that will change the trajectory of workforce housing availability on the Central Coast. Ambitious housing plans as well as enhanced collaboration between regional agencies and employers are essential to support the economic prosperity for our community and residents.

As members of the housing advocacy team and partners that supported development of the new [Housing and Infrastructure Regional Framework](#) (HIRF), we believe that swift leadership to create more housing is an economic imperative.

In response to questions raised in *section 56668.5* of today's staff report, we would like to clarify that when viewing the [HIRF mapping tool](#), proposed residential developments are shown in gray. In this tool, it is proximity to efficient and potentially efficient areas (areas with a combination of water capacity, wastewater capacity and/or transportation access) that creates a compelling narrative for potential residential developments. *The proposed development itself isn't what is categorized as efficient/potentially efficient, but rather the infrastructure projects that serve the proposed development.*

It is also important to recognize that the listed infrastructure projects in the mapping tool were in local agencies' existing capital improvement plans, specific plans and various land use documents. This priority projects list was intended to influence the strategic prioritization of infrastructure dollars allocation for SLOCOG, Cities and County when considering the future housing needs of the region. The HIRF mapping tool (linked above) doesn't necessarily include

REACH

Ideas + Action for a Thriving Central Coast

the proposed developer funded improvements such as the water supply and infrastructure improvements proposed with the Dana Reserve project.

As you study this annexation, please consider how it fits into the context of this extensive community planning for housing, the seriousness of our regional housing challenge and the need for bold action to ensure that current and future generations have the opportunity to thrive.

Sincerely,

A handwritten signature in black ink that reads "Melissa James". The signature is written in a cursive style with a horizontal line extending to the right.

Melissa James
President/CEO
REACH
melissa@reachcentralcoast.org

Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Thursday, September 19, 2024 1:03 PM
To: Morgan Bing
Subject: New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

Your Name:	Steph Wald
Your Email:	swaldcoho@hotmail.com
Subject:	comment on annexation No. 30 related to water availability
Message:	<p>I wish to add the following for consideration under 2.1.11 of Dana Study Session staff report for today, Sept. 19, 2024. Please see attached report by NMMA Technical Group speaking to County Ordinance 3307 which may run counter to the groundwater stipulation. Does the Dana Reserve water approvals rest on this ordinance? If so, it may not be in conformance with the court order. See section 4.1.5 page 45, quoted here. "By not requiring a source of supplemental water to offset project demand, this new County development approval process allows new groundwater uses for new development projects potentially inconsistent with the provisions in the Stipulation applicable to the NMMA water purveyors. The development approval process applied through Ordinance 3307 is concerning as it may allow for increased groundwater production within the NMMA, contrary to the groundwater management efforts of the NMMA water purveyors and TG." Note that the NMMA 2023 report supersedes any NMMA reports identified in the Dana Reserve Water Supply Assessment.</p>
Attachment:	File attached — please log in to download it securely

[Reply / Manage](#)

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Link to attachment:

<https://ncsd.ca.gov/wp-content/uploads/2024/06/16th-Annual-Report-Calendar-Year-2023.pdf>

FOR: LAFCO

SEPT. 17, 2024

FROM - DENNIS + SUSAN SHALEEN
RESIDENTS OF NIPOMO, CALIF.

THERE ARE TWO TYPES OF PEOPLE HERE TODAY: THOSE WHO HAVE A FINANCIAL INTEREST IN THE DANA RESERVE AND THOSE WHO HAVE COMMUNITY CONCERNS - QUALITY OF LIFE ISSUES FOR NIPOMO, WHICH ARE NOT FINANCIALLY DRIVEN.

TO SIT BY AND WATCH A DEVELOPEMENT PROCEED THAT:

- 1.) ILLEGALLY PROCURES WATER.
- 2.) INCREASES NIPOMAS POPULATION BY 25%
- 3.) DOES NOT BUILD ANY NEW SCHOOLS
- 4.) DOES NOT BUILD A NEW FIRE STATION
- 5.) DOES NOT BUILD A POLICE STATION
- 6.) CREATES INCREASED CONGESTION ON STREETS WITH-ALREADY BACKED UP TRAFFIC.
- 7.) REFUSES TO WORK WITH COMMUNITY PLANNERS ON A PLAN-WITH LESS NEGATIVE IMPACTS TO THE ^{COMMUNITY} CITY.
- 8.) HAD THE PROPERTY REZONED TO FIT HIS PERSONAL NEEDS.
- 9.) BECAUSE OF THE LOW COST OF THESE 288 ACRES - LESS THAN \$8,000 AN ACRE - THE TOWN OF NIPOMO SHOULD BE IMPROVED - NOT JUST THE DEVELOPER.
- 10.) HORRIFIC ENVIRONMENTAL DAMAGE OF 1,390 MATURE NATIVE OAKS DOES NOT COUNT AS A "RESERVE"

LAFCO SHOULD PROTECT THE PRESENT AND FUTURE NEEDS OF THE "PEOPLE OF NIPOMO"

LAFCO
1042 Pacific Street Suite A
San Luis Obispo, CA 93401

9/16/24

There are so many reasons for opposing the Dana Reserve project :

- water issues (misappropriation of water purchased to recharge the water table, adding a 25-30% increased demand on the water supply when we need to preserve and conserve),
- 25-30% population increase,
- unrealistic "affordable" housing,
- loss of 3000 oak trees in a sensitive (rare) ecosystem),
- traffic issues - our current infrastructure does not meet the current needs and the proposal creates additions significant impacts with very inadequate (nonexistent) mitigation

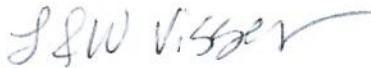
The list goes on and on. And what are the agency safeguards ? Where has common sense gone?-

Those that should be protecting and listening to us are turning a deaf ear to us.

Please assist us in regaining some sanity in community planning and oppose this development.

Please see the attached for additional (more detailed) information.

Respectfully,



Lou & Wendy Visser
755 Villa Nona
Nipomo, CA

Although the DR as currently proposed is the most dense development in Nipomo in decades, the majority of the kinds of housing being built does very little to address the county's true housing needs. Less than 30% of the housing proposed in the Dana Reserve project is the type of housing SLO County needs. Per SLO County's Regional Housing Needs Allocation (RHNA) numbers, the state is mandating that the County plan and permit for about 1,900 low- and moderate-income housing units by 2028. Only 30% of the total units in this project fulfill that requirement, which means 70% or 1,022 of the 1,470 proposed units aren't the type of housing that the state is requiring us to build. The rest will be more high-end homes that are unattainable for the vast majority of the people who live here, and for which there is the greatest need. The total percentage of units that are deed restricted and the only homes guaranteed to remain affordable in their category, are less than 8% if the land donated to Lucia Mar School district is deed restricted. **Note: none of these units are being built by the applicant and will require donations and public funding.** The remaining percent of homes that fall into the need category defined by RHNA are subject to market prices and according to the County's REACH study are unlikely to be affordable in their respective

category. For example, to afford a house that costs \$600,000 with a down payment of \$120,000, at 6.5% interest you'd need to earn \$130,025 per year before tax, yet median household income in SLO County is \$90,216.

We urge Commissioners to carefully review market studies to see if the developer's promise of a "ladder" or steps up of affordability is actually achievable. How far apart are the "rungs" of this ladder, how high is each "step"?

Population: Population growth is considered significant only if it is substantial and/or unplanned. In order to reach a buildout population of 23,462 by the year 2060, the community of Nipomo would need to gain an average of 1,321.5 people every 10 years, which would result in a population of approximately 19,498 by the year 2030. The project is anticipated to result in a total population growth of at least 4,200 residents. This would result in a total population of over 23,000 in the unincorporated community of Nipomo by 2030, approximately 15% higher than the population projected for 2030 derived from buildout population projections. (DEIR 4.14-25)

Traffic: Buildout of the Dana Reserve would exceed the County VMT (vehicle miles travelled) thresholds and therefore is not consistent with State CEQA Guidelines section 15064.3(b). VMT per employee would be incrementally reduced compared to existing conditions; however, the project-related increase in residential VMT per capita and overall VMT would exceed the County VMT thresholds. Impacts would be significant and unavoidable (Class I)." The VMT analysis concluded that the project's estimated VMT (vehicle miles travelled) per employee and residential VMT per capita are higher than the regional averages and that the project would generate an increase in regional VMT.

General Plan Inconsistencies: The Nipomo community and many Countywide stakeholders developed a consensus in support of a smaller version of this project, in compliance with the County General Plan and consistent with the population growth projections. We urge commissioners to carefully apply LAFCO standards in considering the size of this project.

Dana Reserve Specific Plan is inconsistent with several county guidelines, including goals and supportive goals of the South County Inland Area Plan.

- A key guideline requires "retain land in open space in new land divisions that will preserve oak woodlands, riparian and other important biological habitats and historic place surroundings." (DEIR at 4.11-34). The project is clearly inconsistent with this guideline in that it retains only 3% of the Burton Mesa chaparral and 4% of the oak woodland on site as Open Space.

- A key supportive goal is stated as follows, in part: "Promote the protection of natural resources and encourage the following in new development proposals: a. retention of sensitive vegetation...." (DEIR at 4.11-35). The removal of over 4,000 mature oak trees and 35 acres of Burton Mesa chaparral is inconsistent with this.

Water: SLO LAFCO Policies, Procedures Adopted 08/17/2023

2.1.11. In any proposal requiring water service, the Commission requires that the

agency to which the annexation is proposed should demonstrate the availability of an adequate, reliable and sustainable supply of water. In cases where a phased development is proposed, the agency should demonstrate that adequate service capacity will be provided as needed for each phase. In cases where a proposed annexation will be served by an onsite water source, the proponent should demonstrate its adequacy (CKH 56668)

Key points relative to Nipom's water inadequacy for this project:

1) NCSD has committed to provide water resources to the Project that Petitioners contend were not, are not, and cannot be made available for such allocation.

2) The supplemental water demonstrate that the NCSD Waterline Intertie FEIR assumed Phase I and II supplemental water would only be used within the current jurisdictional boundaries of the Nipomo Mesa water purveyors, and never considered a scenario where this water could be used outside of those boundaries."

3). The evidence that proves the NCSD is prohibited from supplying water to the Project includes the NCSD's own 2009 FEIR for the Supplemental Water Project. This FEIR unambiguously stated that "Phases I and II will supply water only to customers in the current NCSD boundaries and other water purveyors in the NMMA, specifically Woodlands Mutual Water Company, Golden State Water Company and Rural Water Company. Only in Phase III will water be made available to new customers in the 2004 Sphere of Influence Areas that are annexed into the NCSD boundaries." (NCSD Waterline Intertie FEIR, III-6).

4) The NCSD is contractually obligated to dedicate the supplemental water to projects within its jurisdiction... and there is no evidence in the record to show the NCSD ever initiated a formal process to consider the environmental impacts of providing water outside of its jurisdictional boundaries, or to renegotiate the terms of its agreement with the other purveyors.

4) In August 2023, Golden State (another water purveyor on the Nipomo Mesa) submitted a letter to the Planning Commission alerting the County that the optional 500 AFY supplemental water from Santa Maria..... was intended only to meet demand for existing customers and future infill development within the NCSD service area. As the DRSP site is not currently located within the NCSD's jurisdictional boundaries, NCSD cannot lawfully commit to supplying water to the Project.

5) Golden State also points out that the WSA (water service agreement) and the FEIR's estimate of the Project's water demand is unrealistic and grossly understated because it is based on the future implementation of conservation measures that go over and beyond the draconian conservation measures that have already been implemented to achieve a 50% reduction of water use on the Nipomo Mesa.

Outside the lawsuit itself others have also raised concerns as well. An October 20, 2023 letter to the Water Resource Advisory Committee (WRAC) from the Northern Cities

Management Area (NCMA represents water supplies of residents of Arroyo Grande, Oceano, Pismo Beach and Grover Beach stated it: NCMA: "does not agree with the Committee's determination that the water supply is sufficient to support new development... as NMMA groundwater demand has exceeded the available groundwater supply since the Stipulation... This trend suggests that NMMA has been in a groundwater supply deficit since the date of the Stipulation."

Because NCSD is part of the greater NMMA area, this deficit should be taken into consideration when evaluating the availability of sufficient water supplies for the NCSD service area." (This means water supplies of residents of Arroyo Grande, Oceano, Pismo Beach or Grover Beach will be impacted and should have been evaluated in the EIR.)

Supervisor Jimmy Paulding is his explanation of his vote against approval of the project emphasized this point citing comments from both "Northern Cities Management Area and Golden State Water Company that the Key Well Index results for the past seven years show that the Nipomo Mesa Management Area is in Severe Water Shortage Conditions." In addition, Paulding points out, "legitimate fairness concerns that need to be addressed. I have heard from several developers who own land within NCSD's sphere of influence who have been told that NCSD cannot provide water for their projects. In one case, the developer is considering building a 100-unit mobile home park. In another case, the developer wants to build affordable and workforce housing." From a land use perspective, denying water to projects that provide affordable housing where infrastructure exists, while providing water and building where it does not exist makes no sense.

Dear LAFCO,

9/20/24

My name is Lory Manosar and I live in Nipomo. The Dana Reserve property runs along Hetrick Avenue, and it's a busy street for cars going to the freeway. Apparently there's a family of coyotes living in the Reserve, and last evening a little pup ran right in front of my car. I slammed on my brakes, stopped traffic, honked my horn, and the little guy turned around and ran back to the trees. We don't even know all of the biodiversity that will be destroyed if the Dana Reserve project is approved.

I am writing to submit my comments regarding LAFCO and their interest in public comment of the proposed Dana Reserve Project. Here are some CEQA policies which are important to this study session:

2.10.6 The Commission shall consider the involvement of the public in actions affecting the environment as an essential and indispensable element of the decision-making process.

2.10.8 The Commission shall help prevent the elimination of the SLO County fish and wildlife species and preserve for the future generations sustainable representations of the County's native plant and animal communities."

Here are a few South County Inland Area Plan guidelines:

A key guideline requires to "retain land in open space in new land divisions that will preserve oak woodlands, riparian and other important biological habitats and historic place surroundings."
(DEIR 4.11-34).

Another supportive goal states "Promote the protection of natural resources and encourage... retention of sensitive vegetation."

The Dana Reserve Project and the removal of 4,000 mature oak woodlands and chaparral is inconsistent with these key guidelines. Why have these guidelines if they are going to be ignored?

The NCS D is contractually obligated to dedicate the supplemental water from the Waterline Intertie to projects within its jurisdiction, and there is no evidence to show the NCS D ever initiated a process to consider environmental impacts of providing water outside of its boundaries or to renegotiate the terms of its water agreements with other purveyors. The supplemental water was intended only to meet demand for existing customers and future infill development within the NCS D service area.

In a letter, Northern Cities Management Area (NCMA) contends "It does not agree with the Committee's determination that the water supply is sufficient to support new development." This was a letter written only a year ago to the Water Resource Advisory Committee, and who represents the residents of Arroyo Grande, Oceano, Pismo Beach and Grover Beach.

For these reasons I urge you to research these studies, these policies and environmental goals, which were established for the good of the people, and for the county of SLO, and say "No" to the Dana Reserve. Send it back to the developer with an order to revise his master plan.

Sincerely,

Lory Manosar

lmanosar@yahoo.com

Transcript of voicemail received 9/19/24 at 10:14 AM

Hi my name is Pat McQuilin and I can be reached at 805-451-2771. I am a Nipomo resident and I am calling to ask the Commissioners to please listen to Jimmy Paulding. Mr. Paulding has done a lot of research. This project is not a good one for Nipomo - the annexation for the Dana Reserve. What I'm noticing that is not being brought up is the use of all of the San Luis Obispo County resident's property taxes to pay for the sewer and water to be brought to this property that wasn't annexed into the water district until the property tax resolution was proposed. Now you are all paying for it. And we don't have the roads, schools, the emergency services, and the promises by this developer are just to tickle your ears, just so you'll go through with this. You are the last chance to save Nipomo and stop this sprawl. Thank you so much. Again my name is Pat McQuilin and I hope you get this message. Please listen to Mr. Paulding. Thank you.

Transcript of voicemail received 9/19/24 at 10:28 AM

Hi, Pat McQuilin here again from Nipomo calling about today's meeting and the agenda and some of the fake facts that you are getting to make things sound good. Just a reminder that our El Nino season is every seven years. We experience our droughts regularly on a pattern and it's not every five years. That is not accurate. You are getting bad information. Please listen to the truth. This is not factual, the things that they are putting out there. Their so called studies and such. There was a court order on that water situation and it was only supposed to go for infill builds. And it was only supposed to go for people within the district on that infill build. So this is just wrong. All the way wrong. And I already wrote in and told you that the property, one of the properties that is adjacent to this proposed build for the Dana Reserve is already up for sale. And I have a feeling that there will be a lot of us that are going to take off because you are not keeping what we want, what we came to Nipomo for. This is going to ruin everything. We might as well just move to Santa Maria. We are not a city.