

San Luis Obispo County LAFCO,

1042 Pacific St. #A
San Luis Obispo, CA 93401

I am writing to express my concern regarding the Proposed Dana Reserve Project, a housing development project that will build over 1,289 houses on 288 acres of natural habitat and contribute to significant urban sprawl on the westside of Nipomo.

The Draft Environmental Impact Report (DEIR), determined there are 6 Significant Class 1 Impacts that cannot be mitigated by the developer along with many other additional impacts. The impacts that concerns me most are checked below:

- Population and Housing
- Air Quality/Greenhouse Gas
- Biological
- Small commercial component
- Noise

- Traffic
- Water
- Public Facilities
- Aesthetics
- Other Tearing out almost 4,000 mature oak trees.

My comments on the project are detailed below:

There is no way you can "mitigate"
the impact of these trees being
removed. We saw what happened
when the Willow Road went through +
what happened with those replanting.
100 years of growth - "mitigated" ? Find
a place w/ no trees. Build houses under \$400,000.

The limited social and economic benefits of the Dana Reserve Project will not outweigh the many significant impacts of the project. As a citizen of Nipomo, I ask that this project be denied until revised to such an extent that the impacts of the development are greatly decreased. We owe it to Nipomo to present a project that does not significantly decrease the quality of life for existing residents and retains the natural beauty of the land given to Captain Dana in 1837.

DATE: 11-29-22 SIGNED: [Signature]

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that a benefit to this project? How does the presence of an HOA impact affordability? The developer has said that the “middle” or “workforce housing” won’t be deed restricted so there goes the affordability angle, especially since the developer is shelling out lots of money for this development, looking for a return in investment. The developer claims buyers have to “qualify” for the middle/workforce housing. One of the qualifying requirements the developer states is that you must work within 5 miles of the development. How is that going to work? It won’t! When that qualification can’t be satisfied there goes the workforce angle.

Also, affordable housing doesn’t help when there are not enough good paying jobs in our Nipomo, which this project provides very little of. Nipomo has 0.66 jobs per household now, and it will only get worse if this project goes in considering the housing vs jobs imbalance the project will further skew.

The developer likes to say that “our kids” can’t buy a house where they grew up. We raised two boys in Nipomo and after junior college locally, they left to make their way in this world. They knew as young adults that there were not enough nor would there ever be enough high paying jobs to be able to live here. When our kids left home, to follow their dreams, it never involved moving back to Nipomo for what? They have made their lives elsewhere. The developer likes to say that Nipomo is a haven for elite retirees! His million dollar homes will just invite more “elite retirees.”

The increase in traffic from this development will cause more large backups on Mary and Tefft streets and both north and south bound off ramps as all of the Nipomo amenities are accessed by using Tefft Street. This **development will increase the population of Nipomo by 26%**. Our roads cannot handle that much growth. Pomeroy is a thoroughfare to get from one side of town to the other especially when there are incidents on HWY 101, and is dangerous for residents trying to turn into their streets or driveways. There has been a fatal crash on Pomeroy in the middle of the day; the addition of hundreds of cars per day will be very dangerous for those who live on the attached streets. The developer’s plan, according to his website to improve traffic circulation, is to open up Willow Road and Pomeroy Road. Last I looked Willow and Pomeroy were already connected.

An additional “improvement” of the project is to connect North Frontage Road to Willow Road, however, the traffic study indicates this will only serve to clog Willow Road the north and southbound ramps, making this area just as bad as Tefft Street. This “improvement” is supposed to help with Swap Meet traffic, but since most customers of the swap meet come from Santa Maria, this is not the benefit the developer claims, especially since the traffic study states that traffic on Sundays will still be beyond capacity. Additionally, the traffic study was completed in 2018 before the recent ramp widening and signalization at Tefft Street. The survey stated that they expected improvement in the function of Tefft Street with these improvements, but many things have happened since this study; a new shopping center, new apartments and additional apartments to be built in the next few years. It’s fair to say that the improvements at Tefft Street have been below expectations. Adding an additional 4,000 people and a commercial area with a hotel is beyond the means of Nipomo’s existing infrastructure. We expect more planning and infrastructure improvements before a large development of this size is approved.


Caltrans has deemed that the area that the Dana Reserve Housing Project will be located is too rural for improvement on this section of Highway 101 and Willow Road.

This project will take **10 years to complete! 10 years according to the developer. 10 years of noise and poor air quality and streets tore up!!** What about the peaceful enjoyment of our homes, our town? We are all tenants of Nipomo and deserve to have peaceful enjoyment of our homes.

Having lived in Nipomo in the same house for 36 years we have enjoyed some "progress" we would be lying if we said otherwise. The Dana Reserve Housing Development Project is not a change we are willing to accept as is. We see no social/economic benefits to this plan. The demise of Nipomo is all we can see. Nipomo our paradise will be lost forever. The developer of this project says it will "Enrich the future of Nipomo" it will destroy the future of Nipomo.

The limited social and economic benefits of the Dana Reserve Housing Development Project will not outweigh the many significant impacts of the project. As citizens of Nipomo, we ask that this project be denied until revised to such an extent that the impacts of the development are greatly decreased. We owe it to Nipomo to present a project that does not significantly decrease the quality of life for existing residents and retains the natural beauty of the land given to Captain Dana in 1837.

Respectfully



The Sturgeon Family

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