

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:

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| <input checked="" type="checkbox"/> Small commercial component | <input type="checkbox"/> Aesthetics                   |
| <input type="checkbox"/> Noise                                 | <input type="checkbox"/> Other _____                  |

My comments on the project are detailed below:

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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: 10-19-22 SIGNED: Francis M. Allen

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: 654 Riviera Circle, Nipomo 93444

South County Advisory Council,

PO BOX 2355  
Nipomo, CA 93444

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 on the westside of Nipomo.

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DATE: 10-19-22 SIGNED: Joseph R. Olsen

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: 654 Riviera Circle Nipomo 93444



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My comments on the project are detailed below:

Current infrastructure is already pushed to the maximum.

The irreversible loss of the open space and existing trees is a huge mistake.

Why are we letting our landscape (#) die, and why are we collecting water from our showers to salvage whatever is left, and at the same time building over 1,000 new homes? Nowater!!

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: 10/22/22 SIGNED: [Signature]

Email: j.bouregy4@Verizon.net Phone: \_\_\_\_\_

Address: 898 Cypress Ridge Parkway Arroyo Grande, CA 93420

San Luis Obispo County LAFCO,

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My comments on the project are detailed below:

Impact on schools, which will require additional taxes  
Impact on water. State wide drought, Additional draw  
on ground water. Already paid money without  
the increased population on our part  
Trees Removed and not replaced!  
\_\_\_\_\_  
\_\_\_\_\_

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DATE: Oct 5, 2022 SIGNED: 

Email: Dpedurca@aol.com Phone: 805-929-5485

Address: PO Box 61, Nipomo CA 93444



San Luis Obispo County LAFCO,

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

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My comments on the project are detailed below:

Pope Francis writes in Laudato Si, that we are to treat creation with respect. Our creator made us all out of love and we must treat Mother Earth with the same love and dignity we have for each other.

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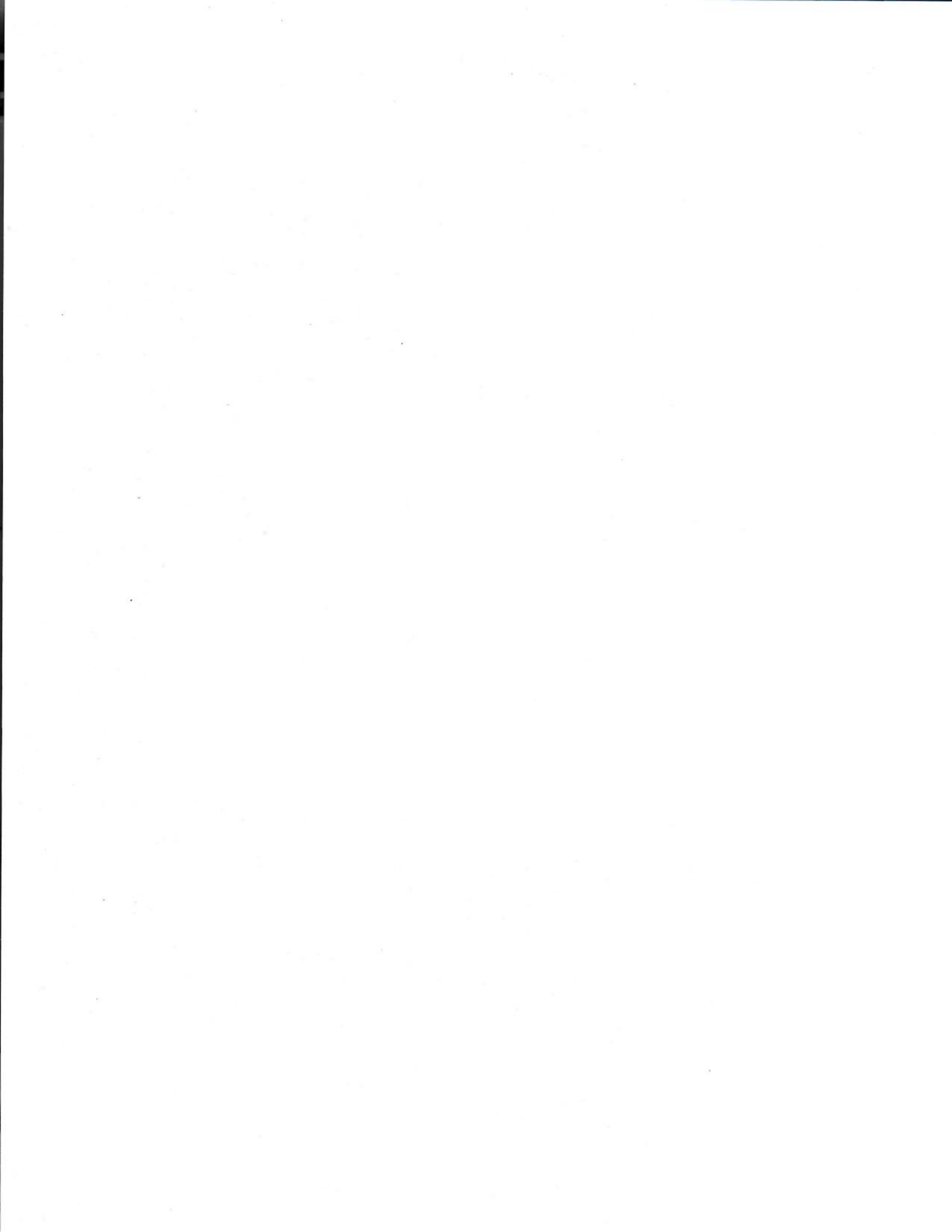
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DATE: 10/22/22 SIGNED: Calden Zell

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_



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My comments on the project are detailed below:

cutting down beautiful old oak trees.  
 using water that may not exist after years of draught.  
 How much did the developer pay to county supervisors to  
 OK this ecological ~~distastion~~ devastation? Devastation?

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DATE: 28 Sep 2022 SIGNED: 

Email: jackpiTienger@yahoo.com Phone: (805) 723-4191

Address: 935 Calimesa Pl, Nipomo



San Luis Obispo County LAFCO,

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My comments on the project are detailed below:

The infrastructure of Nipomo is not ready for the size of this development. As an educator I am most concerned about the impact on our already overcrowded schools. In addition cutting down such a huge number of oak trees is horrifying. If we were providing truly affordable (under \$200,000) housing for the community it might be understandable, but the current plan is unforgivable.

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: 10/4/22 SIGNED: K. Duran

Email: delfinduran@aol.com Phone: \_\_\_\_\_

Address: PO Box 64, Nipomo CA 93444



South County Advisory Council,

PO BOX 2355  
Nipomo, CA 93444

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My comments on the project are detailed below:

*I moved to the AG Mesa / Nipomo in 1978. The county has done a poor job of improving infrastructure, especially the roads & congestion. Water has always been issue, except when a new golf course, Trilogy/Monarch, want to build. Please stop this later project until these issues are remedied.*

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: 10/28/2022 SIGNED: SRKautz

Email: \_\_\_\_\_ Phone: 805-748-1751

Address: 615 Via Nueva Valle, CA 93444

San Luis Obispo County LAFCO,

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DATE: 10-28-22 SIGNED: Pauline Kautz

Email: Steveandsue@reagan.com Phone: 805 748-9632

Address: 1615 Via Mira Valle Nipomo CA 93444



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DATE: 10/4/22 SIGNED: 

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: PO Box 61 Nipomo CA 93444

October 19, 2022

San Luis Obispo County LAFCO

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

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The Draft Environmental Impact Report (DEIR) determined that there are 6 Significant Class 1 impacts that cannot be mitigated by the developer along with many additional impacts.

In addition to increasing the population of Nipomo by 25%, creating worsening traffic problems, overcrowded schools, and reduced air quality, among other issues, I'm very concerned about the impact this project will have on biology.

I am deeply concerned that 3,948 mature oak trees will be cut down, and 750 other oak trees may be impacted during construction.

I am deeply concerned that federally endangered Pismo Clarkia populations will be paved over.

Additionally, 97% of Burton Mesa Chaparral, a globally rare plant community, would be removed from the area.

Other rare species whose habitats will be lost are the Sand Mesa Manzanita, Nipomo Mesa Ceanothus, California Spineflower, Blainville's Horned Lizard, and the California Legless Lizard.

Despite these great losses, the developer is offering NO CHANGES in order to make this project less damaging to the ecology.

In my opinion, this development, as it is currently designed, is very short-sighted in that, once these habitats are destroyed, they will never be coming back. This project will completely change what makes Nipomo unique – it will no longer be the rural community so many of us appreciate.

The limited social and economic benefits of the Dana Reserve Project will not outweigh the many significant impacts of the project. 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.

Thank you for your time and attention to this matter.

Sincerely,



Rebecca Pittenger  
[drpittenger@gmail.com](mailto:drpittenger@gmail.com)  
(805) 931-1629



Land Area Formation Commission

1042 Pacific Street Suite A, San Luis Obispo CA 93401

LAFCO Members,

I am writing to you regarding the proposed Dana Reserve development in Nipomo, CA and the recent Draft Environmental Impact Report (DEIR). It is clear from reading the DEIR that the negative impacts resulting from the Dana Reserve Project will NOT overcome the economic benefits of the project. The Dana Reserve proposal is a cash grab by developers who have prioritized profits by proposing an overly large housing development with disregard to the negative impact a project of this size will have on traffic, the environment, schools, and daily life in South County. **The mission and obligation of LAFCO is to discourage this exact type of urban sprawl.**

As a mother raising my family in Nipomo, I am acutely aware that the social services in Nipomo are spread woefully thin (health care, schools, parks, police, etc.). To introduce an additional 5000+ residents in a relatively small area, would be devastating for Nipomo. Nipomo High School is already overcrowded at 146% of capacity. Additionally, Lange Elementary, Dana, and Nipomo Elementary are all overcrowded. Nipomo has ONE park to service all its residents. The proposed Dana Reserve Project doesn't do anything to address the lack of infrastructure in Nipomo and doesn't add anything to the community while placing an unreasonable burden on the community by providing more residents than there are services available for. The proposed park site in the middle of the development has been noted by the County Parks as being "too small and encumbered with drainage features that should not count towards acres used of park land" in their comments on the DEIR. Additionally, the developer has requested to waive Quimby fees, which means all maintenance funds will need to be drawn from an HOA, further impacting the affordability of the development. The fact that the developer has requested to waive Quimby fees when they stand to make well over one billion dollars is just further evidence of the greed of the developers and the fact that they are not interested in acting in the best interests of the community.

It is also questionable how "affordable" these homes might be. It is currently stated that the homes will start in the \$600k range, but we all know that with inflation and rising construction costs that a few homes might sell for \$699k, but most of them will sell for significantly more by the time they are built. The developers #1 interest is in their investors and in maximizing profits. They aren't in this because they are altruistic citizens of the community wanting to help families buy affordable homes. The reality is that in order to be "affordable," many of these houses will house multiple families, further adding to the overcrowding and traffic in all of Nipomo. Additionally, the developer is clearly not interested in the long term affordability of the neighborhood as evidenced by his request to waive Quimby fees and pass those expenses onto members of the community. Like taxes and death it is a fact that HOA fees increase over time and increasing fees further threaten the "affordable" benefits of this project.



In a time of unprecedented drought, it is unconscionable to allow a developer to build 1300 homes without a solid water recycling line plan to supplement water resources. It is our obligation to include all water saving measures at our disposal when building in a drought stricken area, not just leave it to chance that the developer will do it when the situation is past desperate. A water recycling plan for the community and recycled water line should be included in the project.

Additionally, there are SIX class I impacts to biological resources identified the draft EIR. All of them are concerning, but it is especially galling that the developer is trying to greenwash this project by saying he is preserving a few oaks in the middle of the project and buying a hilltop parcel (dana ridge) with oak trees. The Dana Ridge is not an appropriate mitigation site for loss of oaks and Oak Woodlands. Furthermore, allowing Burton Mesa chaparral mitigation outside SLO county, or even off the Nipomo Mesa, is inadequate considering these habitats are not adjacent to the project site. By allowing the developer to get away with clearcutting 3,948 oaks we are setting the precedent for future developers to clear large swaths of trees in prime habitat for oaks and other sensitive species, in favor of undesirable locations on the fringes of where oaks can survive, leading to a total net loss of oak trees in the county. This undermines the existing Oak Tree Ordinance for all future developments to come into the county and causes the loss of this sensitive and very important asset within our community.

As it stands, the current proposal is overly dense with homes and is not in accordance with the South County Area Plan. It was clear in the EIR that the development priorities for this project site were:

1. Open space uses
2. Industrial park retail uses
3. Commercial retail use and residential areas

The prioritization of these land uses clearly show that the preservation of on-site oak woodlands and development of commercial and industrial uses were intended to be the primary focus of future development for this site. Additionally, the proposed model wants to incorporate commercial sites within mixed use space has proven not to work in this area. I'm not the only person who remembers that the Trilogy developers promised a market, a hotel, a sheriff station, and other amenities that never came to fruition. Why would this be any different? The long term plan for this site was not to cram in as many homes as possible. Furthermore, the project creates a zoning conflict and sets up the potential for a ton of neighborly disputes by changing the zoning from Rural Residential to Single Family (SF) or Multi Family Residential zoning (MFR). Many, if not most, of the properties surrounding this site have chickens, horses, cows, peacocks, donkeys, goats, etc. To have all of these homes with different zoning packed into such a tight space is a recipe for neighborly disputes and disagreements.

The reality is that the negative impacts from this project could make Nipomo unlivable and could be a blight on our entire county. If each household has two vehicles, that is a minimum of an extra 2600 cars flowing with only 2 freeway exits available, Willow and Tefft. Traffic in this area already gets backed up at commuting times and during school drop offs and adding an additional 2600 cars would result in a gridlock of traffic on surface streets, as well as the 101. I live off Willow, neighboring the proposed site, and can testify that the traffic studies were done during the first weeks of Covid shut down when there



were almost no cars on the road. Currently, when I turn right onto Willow from Hetrick it takes me up to 5 minutes because the flow of traffic is so heavy and steady. I don't even need to get into the congestion on Tefft because we all know what a nightmare it is on Sunday's when the swap meet is in session. Imagine that gridlock, but 7 days a week! A few times each day!

While we all agree that the county needs to add additional housing, especially affordable housing, allowing a mega development with 1300 homes shoved into one spot by the freeway in Nipomo is not the responsible, environmentally friendly choice and certainly not what is best for this town and SLO county. I hope you will listen to the citizens who live in this area and love their community and want what is best for everyone. I have yet to meet a neighbor or Nipomo resident who is happy about the Dana Reserve Project as it currently stands, or who thinks it will bring any benefit at all to the community. The reality is that we should be honoring the South County Area Plan and trying to preserve as much of the oaks and woodland as possible, add desperately needed commercial amenities to Nipomo, and add a modest number of sustainable and affordable homes to increase housing stock in the county.

Thank you for your time,

Natalie Rozier

Nipomo Resident

San Luis Obispo County LAFCO,

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My comments on the project are detailed below:

As a resident of Nipomo for the last 42 years, I feel this project will be detrimental to Nipomo. Our small community can not take the traffic + overload to our schools, fire + Sheriff Depts. It has taken over 30 yrs to get a high school + new grade school. We + the whole world can not afford to lose 4000 trees that keep our air clean. With the change in climate + drought situation, there is not enough water to provide for this large development - One acre lots would be more appropriate in accordance to this part of Nipomo.  
Thank you,

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: Oct. 4, 2022 SIGNED: Susan C. Duman

Email: togfrog@aol.com Phone: \_\_\_\_\_

Address: 934 Division (P.O. Box 61) Nipomo, CA 93444



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DATE: 10/3/22 SIGNED: Brian Sawyer  
Email: SAWYER.BRIAN@GMAIL.COM Phone: 805-328-1760  
Address: 622 Cherokee Pl Nipomo CA 93444

Land Area Formation Commission

1042 Pacific Street Suite A, San Luis Obispo CA 93401

LAFCO Members,

I am writing you as a longtime Nipomo resident where I am also raising my young family. I have many concerns over the proposed Dana Reserve Project. I recognize the immediate need to housing in the SLO area but placing one massive project like this in Nipomo will drain the areas limited resources without providing any of the benefits stated by the project. Cramming 1300 homes into an already highly taxed small town seems like very poor planning and should not even have made it to this stage. Nipomo already suffers from heavy traffic, poor air quality, crowded schools, and limited park and recreational areas. The recent Trilogy development increased Nipomo's population by approximately 20% and this project will increase it by almost another 30%. If that isn't urban sprawl, I'm not certain what is.

Traffic on Tefft is already notoriously heavy and will shortly be getting much worse with the addition of the large new strip mall on the S Frontage Rd containing many big box store. Willow traffic is also very heavy as it services BOTH the Blacklake and Monarch Dunes developments as well as all of the agricultural traffic headed to Guadalupe. As a resident living with my property directly touching 900 feet of Willow right off 101 I can tell you that there are many times during morning or evening rush hours that it is not possible to turn onto Willow due to this traffic. An additional 1300 homes with multiple cars per unit will choke Willow back onto highway 101 which is already beginning to clog during evening rush hours. This will make South County essentially gridlocked during evening rush hours. The plan ignores many of these issues by insisting that the installation of a traffic light at the 101/Willow intersection will solve all these problems but that is not the case. More modern traffic studies are needed for this development since the most recent ones used appear to be several years old.

Air Quality on the Nipomo Mesa has always been a top concern and the Air Pollution Control District is constantly issuing alerts due to dust and silica blown over the Mesa from the Dunes. Vegetation and especially trees are one of the few things that mitigates this dust on the Mesa the removal of almost 4000 mature oak trees is unacceptable as well as incompatible with San Luis Obispo's south county area plan. Allowing the removal of mature trees to be replaced by non-developable areas that are very distant from the community sets a terrible precedent that will allow future developers to essentially clear huge amounts of mature trees and cause extensive vegetative loss in the local community. The current development plan is nothing short of a maximum housing cash grab with no environmental stewardship whatsoever.

Nipomo area schools are currently barely able to cope with the current population much less the addition of 1300 families. Nipomo High School is at 140%+ capacity with other schools in the area being



very close to full capacity. There is no discussion in the EIR of the developer's plan to fund or provide for the requisite additional schooling facilities which would typically be included in a project of this scope.

Finally this is NOT, as stated in the project plan, a development with "multiple open green spaces" and public parks. There is ONE park in the middle of the development that even the County Parks called "too small and encumbered with drainage features that should not count toward acres used for park land". The other green spaces are simply access areas and curbsides. Compared to the pocket parks in Monarch Dunes or Blacklake, both much more responsible developments with their own hosts of issues this one is abysmal. Further the developer request to waive the Quimby fees by donating this land as a park is a joke. This park, that the County says shouldn't even be considered a park was required for project drainage. The developer should still be required to pay Quimby fees in any case to pay for his own "park" as well as the much heavier use of the actual local parks in Nipomo.

There are many more issues that I'm certain you are being inundated with so I will stop there. But overall, I think it is shameful that San Luis Obispo County would even humor this current plan and EIR which is rife with Class I impacts. This would be the largest development this area has ever seen at a time when traffic, air pollution, school crowding, and public services in Nipomo are at their worst levels ever. Affordable housing is certainly needed in SLO county but it is needed **evenly around the entire county, not packed into one high-density area** so that one developer can make a billion dollars on the backs of the Nipomo citizenry. LAFCO is intended to protect against urban sprawl but that is exactly all this project is proposing.

Brian & Natalie Sawyer

622 Cherokee Pl

Nipomo, CA 93444

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:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Population and Housing     | <input type="checkbox"/> Traffic               |
| <input checked="" type="checkbox"/> Air Quality/Greenhouse Gas | <input checked="" type="checkbox"/> Water      |
| <input type="checkbox"/> Biological                            | <input type="checkbox"/> Public Facilities     |
| <input type="checkbox"/> Small commercial component            | <input checked="" type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Other _____           |

My comments on the project are detailed below:

I wd consider moving if  
this happens.  
Nipomo will no longer be a  
great place to live.

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: 10-10-22 SIGNED: Deusee Stewart  
Email: Bila3661@hotmail Phone: 805-423-2594  
Address: 135 Rosa Rd  
Nipomo, CA 93444



San Luis Obispo County LAFCO,

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

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| <input type="checkbox"/> Biological                            | <input type="checkbox"/> Public Facilities                                   |
| <input type="checkbox"/> Small commercial component            | <input checked="" type="checkbox"/> Aesthetics                               |
| <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Other <u>See below</u><br><u>(Power)</u> |

My comments on the project are detailed below:

in the town. Before undertaking this Project, we need better access to the freeway N/S bound. Also we are in a water shortage now for the homes already here and not mentioning Power Outages due to the shortages on the Power grid and not enough sources of Power (x water).

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: 10/13/22 SIGNED: [Signature] LUISA M. SOLIS  
 Email: Luisa.Solisx5@gmail.com Phone: 805-444-4371  
 Address: 1457 La Quinta Dr Nipomo, CA 93444



San Luis Obispo County LAFCO,

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

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| <input checked="" type="checkbox"/> Biological             | <input type="checkbox"/> Public Facilities  |
| <input type="checkbox"/> Small commercial component        | <input type="checkbox"/> Aesthetics         |
| <input checked="" type="checkbox"/> Noise                  | <input type="checkbox"/> Other _____        |

My comments on the project are detailed below:

Our main concern is increased traffic. We have lived on Ten Oaks Way  
for 7 yrs. now, unbeknownst to us when buying, that it was a short cut  
thoroughfare to Pomeroy from Willow Rd. Observing the endless  
parade of cars that come down our street every day, it is a major  
concern of ours that it will only increase if this project goes through.  
Many people speed as they come up the street so we are also concerned  
for the safety of our grandchildren and pets.

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: 10/4/22 SIGNED: Jeff Strausburg  
Email: jeff.strausburg@yahoo.com Phone: 805.723-5019  
Address: 810 Ten Oaks Way, Nipomo



San Luis Obispo County LAFCO,

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

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| <input type="checkbox"/> Biological                 | <input type="checkbox"/> Public Facilities                             |
| <input type="checkbox"/> Small commercial component | <input type="checkbox"/> Aesthetics                                    |
| <input type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Other <u>Schools - overcrowded</u> |

My comments on the project are detailed below:

We're already on water restrictions  
with punitive usage tiers. How can  
2,500 water meters be approved?

Nipomo Schools are already maxed-out.

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: 10-7-22 SIGNED: David Wilke

Email: DavidWilke@gmail.com Phone: 818-410-3385

Address: 271 LA Camarilla Pl, Nipomo 93444