

From: [Craig Hardy](#)
To: [Morgan Bing](#)
Subject: Dana Reserve
Date: Wednesday, October 2, 2024 2:09:22 PM

Good afternoon,

I am Cal Poly alumni from the class of '82 and I moved back to San Luis Obispo County with my wife. It feels great to be back on the Central Coast, in SLO Cal. I studied Landscape Architecture, with a focus on community design. In my opinion, Dana Reserve is a well planned livable community and it will be positive for both Nipomo and SLO County. Dana Reserve provides housing capacity for locals from SLO County and they will have a new housing opportunity before heading further South to Santa Barbara County. I support the Dana Reserve project and request your vote for approval.

The Dana Reserve project includes community amenities that will improve Nipomo and SLO County. The Cuesta College Satellite Campus will bring local access to community college. The low-income housing with People's Self-Help Housing with a priority for Lucia Mar employees will assist those that care for our next generation. The Early Education and in-home day care will provide assistance to young families that want to grow in SLO County. The down payment assistance program is an incredible benefit for those same families. These community offerings will forge a strong neighborhood, that will benefit both Nipomo and SLO County.

The proposed 101 frontage connection between Teft and Willow on the West side of 101 will reduce the traffic pressure on the Teft and Mary intersection. Completing this connection in the initial phase will improve the traffic circulation and reduce the negative impact on the community due to the increased construction traffic.

The Dana Ridge Nature Preserve, the community park, the commercial offerings, and Dana Reserve participating in the Nipomo supplemental water supply will all benefit the Nipomo and SLO County communities.

Please vote to approve the Dana Reserve project, your vote will directly improve lives and the community.

Take care,

Craig Hardy

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

From: Bruce Berlin
Arroyo Grande, CA

RE: DANA RESERVE

Dear Voting Members of LAFCO- let me please add my name to the lengthy list of public citizens who implore you to do the arduous task you are asked to do.

Dana Reserve- from its inception to its current iteration has been a complex project that offers so much promise and at the same time poses serious challenges and irreversible harm if we do not now take the steps to modify the plan to better accomplish your stated objectives as a group.

NKT Development team has built quite a vision, and has included many amenities and offerings that check many of the boxes of what our region asks for, and now with the pervasive problem of both housing availability and housing affordability- is looking to leverage those pressing needs to skirt some of the environmental laws and CEQA findings and now too, turn too many of the costs of the project on the burden of San Luis Obispo County. That is a problem.

LAFCO has the responsibility to make the findings to amend the proposed development of the Dana Reserve to meet the demands of the environment, residents, and fiscal and service demands this project thrusts onto SLO County

You are tasked with being responsible for overseeing the formation, expansion, and boundary changes of local governmental agencies. Your group's main purposes are clearly stated on your website to accomplish four distinct objectives:

1. **Promote Orderly Growth**: LAFCO ensures that the development of cities, special districts, and services is well-planned and organized, preventing urban sprawl, and encouraging efficient public service delivery.
2. **Preserve Agricultural and Open Space Lands**: LAFCO aims to protect agricultural lands and natural spaces by managing boundaries and limiting unnecessary urban expansion into these areas.
3. **Ensure Efficient Public Services**: LAFCO reviews proposals for new services, annexations, or changes in jurisdiction to ensure that public services (like water, fire protection, and sanitation) are provided efficiently and cost-effectively.
4. **Encourage Local Agency Accountability**: It ensures transparency and accountability among local agencies by overseeing their growth, mergers, and dissolutions when necessary.

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In short, LAFCO is charged to balance growth and development with the need to preserve open space and agricultural land, while ensuring that local governments provide effective and efficient services to residents.

LAFCO's authority and legislative purpose are established in Government Code Section 56000 et seq. The primary role of LAFCO is to promote **orderly** growth and development, ensuring the **social, fiscal, and economic** well-being of the region. The State Legislature acknowledges that the logical formation and determination of agency boundaries are crucial for promoting orderly development and balancing it with competing interests, such as **preventing urban sprawl, preserving open space and prime agricultural lands**, and **efficiently** extending government services.

Moreover, 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 addition to making a finding for each significant impact, if the lead agency decision-making body (e.g., a board of supervisors) approves a project without mitigating all of the significant impacts, that body must prepare a **statement of overriding considerations**, in which it balances the benefits of the project against the unavoidable environmental risks. **The statement of overriding considerations must explain the social, economic, or other reasons for approving the project despite its environmental impacts** (14 CCR 15093, PRC 21081).

PLEASE KEEP YOUR MIND OPEN AND LOOK FOR MAKING THE PROJECT BETTER THAN WHAT IS CURRENTLY PROPOSED. THERE ARE MANY AREAS THAT NEED ATTENTION AND IMPROVEMENT.

The Housing Mismatch: Only 30% of the Dana Reserve project addresses the county's need for low- and moderate-income housing, while 70% of the units are high-end homes that are not aligned with state housing mandates.

Water and Environmental Concerns: The project raises concerns about water reliance and potential environmental impacts.

Developer's Justification: The developer claims high-end homes are necessary to fund affordable housing, but other recent projects in Nipomo have delivered affordable housing without luxury homes. 70% of this project are "high-end homes" – which is the sector or RHNA that SLO has already fulfilled. A mere 10-11% of this project is targeted as "affordable" for low or very low incomes- where our workforce resides. This is a problem.

Fiscal Impact: There are concerns about the financial implications for both the county and the Lucia Mar Unified School District. While Lucia Mar was able to bargain for land donation to build staff housing, the SLO County has instead had to significantly adjust the

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compensation rates to accommodate the development. Not responsible- and not when you calculate the financial gains for the developer.

WATER SUPPLY CONCERNS-

The project relies on water imported from Santa Maria, but the Nipomo Mesa Management Area is already in severe water shortage conditions, raising concerns about over-pumping the basin.

Disagreement Among Water Purveyors: There is a conflict between the Nipomo Community Services District (NCSD) and Golden State Water Company over whether the available water is meant for infill development or new annexed developments like Dana Reserve.

Fairness to Other Developers: Other local developers and landowners have been denied water for their projects, raising fairness issues as Dana Reserve is allocated water for new development despite shortages.

Long-Term Risks: Relying on imported state water is risky, especially given fluctuating state water allocations and the potential for future droughts.

ENVIRONMENTAL –

Significant Environmental Impacts: The project has 19 significant, unavoidable adverse impacts affecting air quality, biological resources, greenhouse gas emissions, land use, housing, and transportation.

Oak Tree Ordinance Violation: The project would cut down over 3,000 mature oak trees, violating the county's Oak Woodlands Ordinance, potentially setting a dangerous precedent for future development.

Offsets Questioned: The developer's offer to preserve oak trees at Dana Ridge is insufficient as the land is too steep to develop, making it a poor offset.

Widespread Environmental Damage: The project harms local wildlife, rare plants, and valuable habitats while worsening air pollution, traffic, and population growth in Nipomo, with negative long-term effects.

PUBLIC SAFETY & SERVICES

Public Safety Shortages: Nipomo currently lacks adequate public safety resources, with too few deputies to patrol the area effectively. Sherriff Ian Parkinson testified to his office's inability to currently serve Nipomo, and his concern was for the slated growth because of this project.

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Increased Demand: The Dana Reserve project would add 4,500 residents, requiring 10 more deputies, 2 sergeants, and support staff, raising concerns about whether the project will generate enough tax revenue to cover these needs.

No New Public Safety Facilities: The project only donates land for a Sheriff's Substation and Fire Station, but the cost of building and staffing them will fall on county taxpayers.

Existing Needs: Nipomo already faces significant public safety needs, which would be exacerbated by this project.

FISCAL IMPACTS-

The project could lead to a net loss of \$600,000 annually for the County due to insufficient revenue to cover the costs of services for new residents. A

As LAFCO- this is your opportunity to rectify the proposed cost sharing agreements in the Developer Agreement and put the costs back on the NKT and Shea Homes Investment team.

Property Tax Requests: The Nipomo Community Services District (NCSD) requests a share of property taxes, which could increase losses to between \$295,000 and \$1 million per year, depending on the scenario. **This is a direct violation of SLO County's tax revenue sharing policy which sets a seriously bad development precedent.**

Public Safety Funding Shortfall: The project lacks a funding plan for necessary public safety staffing and facilities, including the \$1.9 million annual cost for new deputies and the \$2.1 million for operating a new fire station. Sherrif Parkinson testified at the Board of Supervisor Meeting on Dana Reserve that they do not have the money or the staff to expand services- currently- and it will get exponentially worse as time and growth go into the future.

Operational Gap: There is an estimated operational gap of \$1.8 million per year, as the project is expected to generate only \$2.2 million for public safety needs, highlighting the financial burden on taxpayers.

Developer's Justification Questioned: The developer's claims that the project is financially viable are challenged, as they do not share their cost basis rationale- and so it also does not appear sustainable for the County of San Luis Obispo or the County taxpayer.

The proposal is not focused on limiting urban sprawl, respecting historic and cultural resources, and reducing our impact on the natural world.

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The alternatives put forward in the BOS Hearing in April- I support moving forward with the Environmentally Superior Alternative of Alternative L, the Residential Rural Cluster Subdivision alternative -submitted by the Nipomo Action Committee . While it may not meet the County's housing supply goals, it would reduce impacts related to Biological Resources, GHG Emissions, Land Use and Planning, Population and Housing, and Public Services.

Impacts on Impoverished communities-

Nipomo faces issues like limited access to affordable housing, aging infrastructure, and environmental concerns, including water shortages and pollution. Various state programs and funding initiatives are in place to address these challenges by improving infrastructure, environmental conditions, and public services in these areas, yet we see little to no assistance to the people of Nipomo who are just trying to get by.

Nipomo is **the most economically disadvantaged community**(DAC) in SLO County- with three identified existing EDCs. w Household incomes less than 80% of Average Median Income for SLO County @ \$67K / annual household income. None of these people will be able to afford the lowest tiered housing at Dana Reserve- targeted at or above \$400 K/ Unit.

What do current residents of Nipomo think about the project ? Many individual Nipomo residents, student groups, civic groups, and community leaders spoke up with their objections to the massing, magnitude, and the siting of the project. They want and accept housing, but they want affordable housing, and not at the expense of quality of life and the environment. Many others said that we need housing no matter what or where.

More importantly-Were they even asked ?

Were the Citizens of Nipomo invited to participate in the planning ? The community-based Nipomo Action Committee and other Nipomo based groups formed an Alternative Plan L that was never given any fair evaluation or consideration. The Developer's paid consultants unjustly and quickly declared it "unfeasible" and used inflated and inconsistent analysis to render the proposal – Not feasible.

Environmental Injustice-

Environmental justice is the idea that people of all cultures, races, ethnicities, and socioeconomic backgrounds deserve fair protection from environmental and health hazards, as well as equal access to the decision-making processes behind environmental policies and development.

Why is Nipomo continuing to shoulder the brunt of SLO County's housing needs ?

56668 (n) Any information or comments from the landowner or landowners, voters, or residents of the affected territory.

Since the application was submitted to LAFCO in October 2022, LAFCO has continuously received comment letters from the public. All comment letters received are considered a part of the official record and are shared and available on the LAFCO website at <https://slo.lafco.ca.gov/lafco-no-4-r-22-annexation-no-30-to-nipomo-csd-dana-reserve>.

Did you read those letters ? There are some very persuasive arguments being made there.

Traffic-

Commuter traffic on the 101 is already problematic. Daily traffic commutes to go from neighboring Arroyo Grande to Santa Maria (15 miles) can range from 30 to 60 minutes. With the influx of 4800 new residents, and the daily miles travelled in their cars will certainly compound the traffic congestion on 101 and virtually all surface streets. (see figure1)



*FIGURE 1: Southbound 101 in Nipomo Summer 2023 @ North of Teft looking South.
Typical daily commuter traffic.*

Air Pollution-

Absolutely **the worst** possible area to approve housing for 4,800 new residents due to immediate proximity to some of the worst existing air pollution in SLO County and the Nation- directly downstream from Oceano Dunes Dust Problem. (see Figure 2)

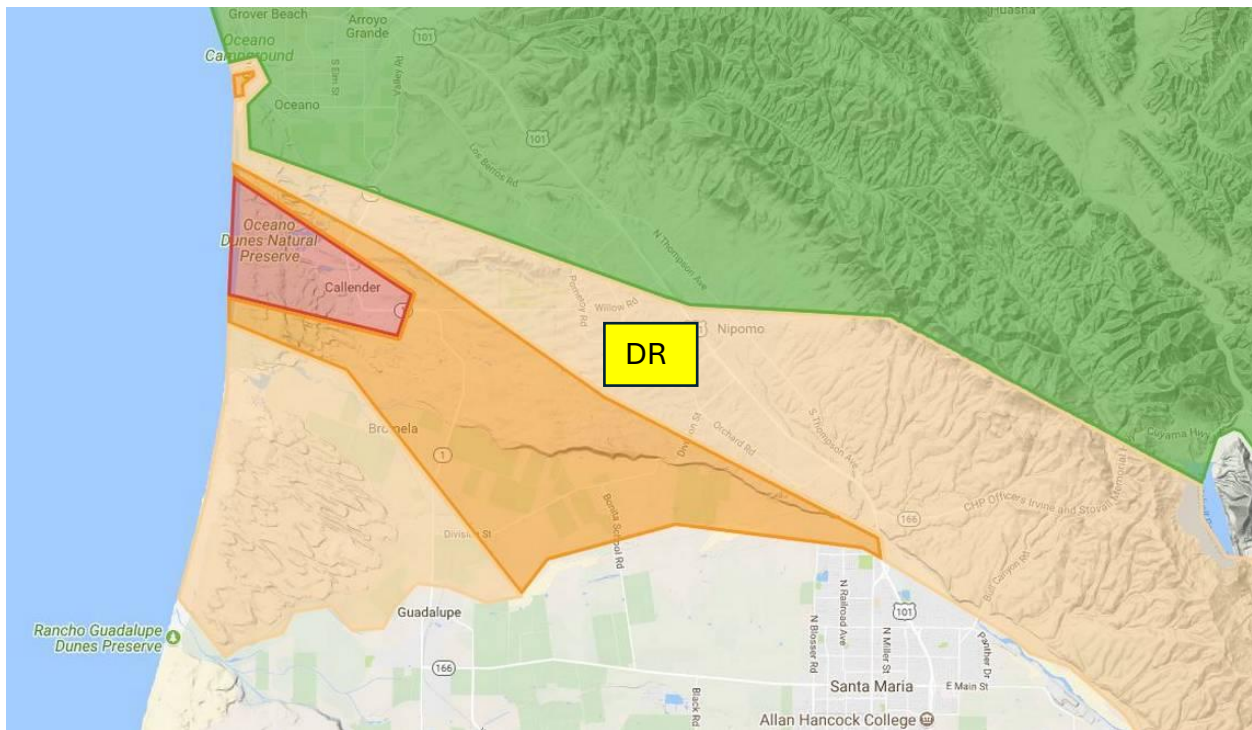


Figure 1 This map by the Air Pollution Control District shows areas where the dust plume from the Oceano Dunes tends to blow over south San Luis Obispo County. The darker areas are impacted the most. San Luis Obispo County Air Pollution Control District. Dana Reserve Proposed Area in Yellow.

A review of historic annual reports published by the San Luis Obispo County Air Pollution Control District shows that **the number of state air-quality violations in the Nipomo region was higher than those at any other location in the county every year since at least 1999.** The worst year since 1999 was 2017, when PM 10 on the Mesa violated standards on 97 days. That means 27% of the time the air quality was not healthy and posed a risk for Nipomo Residents.

Dana Reserve will put 1500 houses and 4500 new residents directly in harms way where history has shown unhealthy air quality is the norm 2 days per week.

In the LAFCO Staff Report for the Study Session on DR- Page 17-lists three significant Air Quality impacts that are a problem and need to be addressed.

AQ Impact 1: The project would conflict with an applicable air quality plan.

YOUR SPECIFIC ANSWER FOR THAT ?

AQ Impact 3: The project would result in a cumulatively considerable net increase of criteria pollutants in exceedance of established SLOAPCD daily emissions thresholds.

YOUR SOLUTION TO THIS ?

AQ Impact 9: The project would result in cumulatively considerable impacts related to air quality.

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YOUR SOLUTIONS FOR THIS ?

In summary- there are many reasons and stated facts that arose during this projects' consideration and process.

The SLO Planning Commission did little to address some of the concerns- but conditioned the project to increase their affordable housing element by 30%. This merely added the potential for 50 more affordable units.

The SLO Board of Supervisors was able to get clarity on some of the fuzzy areas of the proposal- and was able to negotiate for a dog park and some other amenities to make the project more pedestrian-friendly. They failed to be fiscally or environmentally responsible.

Now, with LAFCO- it is your responsibility to be sure the County of SLO has put forth their best calculations and diligence to be sure the costs of this extensive project are in fact sustainable and will enhance the affordability of the missing sectors of housing we so desperately need.

The environmental costs are huge- and it pains me to think that 300,000 years of Oak Trees (3000 + trees @ 100 years each tree) growth is the sacrifice we make to build profitable houses for wealthy developers.

Thank you for your time and consideration.

Bruce Berlin

Arroyo Grande, CA

October 14, 2024

Dear LAFCO members

ENOUGH

It has now been what, 4, 5 or even 6 years that this project has been undergoing presentations, adjustments, revamps and all kinds of other things.

The respected LOCAL developer has gone out of its way to listen to the community and board members and staff members of all kinds of organizations and elected officials.

Proponents and Opponents have had more than ample opportunities to speak their minds and give input

So, now we have a very well thought out Dana Reserve plan that is supported by many in our community

And now, ENOUGH

Enough time has been spent to make this plan as perfect as possible

Now many of us have had enough of all the cost increasing delays

We've had enough of our out of the area organizations like the Sierra Club who seem to be against everything everywhere. Many of us wonder where their members would live if the houses they live in would have been subjected to their over the top demands before they were built

We've had enough of all the claims that removing some oak trees would be the end of the world. It would take a person almost 64 years to count to two billion (one tree a second), because THAT is the amount of oak trees in California according to the USDA

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

We've had enough of the people claiming there aren't enough schools for this plan while they know full well that the LMUSD won't build anything before a plan is approved and if it is there will be ample funds to build schools or expand existing ones with the dollars this plan will provide on a continuing basis.

We've had enough of the accusations towards proponents as being selfish for supporting this plan as if wanting your kids to live where they grew up is selfish, as if realizing that you are living in a piece of paradise and being willing to share that piece of paradise with others is selfish

We've had enough of the irony that those accusers (of calling proponents selfish) are many times exactly the ones that appear being selfish because they are the epitome of the "no growther" definition: Someone who's escrow just closed.

We've had enough of people saying that they are not against this project, just not there (NIMBY) and subsequently present all kinds of other objections to this project (like schools, traffic, water, environment etc etc) that would make them against a similar project somewhere else as well.....

We've had enough of people claiming that there is not enough water in our basin while the NCSD has clearly shown us that even with full buildout of this plan and the rest of their district, that they will still pump out of the basin at historical low levels.

We've had enough of people that say there are not enough low income houses in the project with absolutely no viable proposal (because there is none) who or what would pay for such a dramatic change

We've had enough of people who could have or should have known that this area has been zoned for something like this at least since the mid nineties in the South County Plan update.

And yes, we've had enough of our beautiful Nipomo being littered with hundreds of signs against the project that are ILLEGALLY placed in the right of way of our roads

We've had enough of people abusing the system in opposing projects like these, driving up the costs and in a perverse way making it even less affordable to buy a house (something many falsely claim they are for in light of their cost increasing actions)

We've had enough of CEQA abuse and just want to point out to the decision makers that thankfully the Courts are moving in that direction as well.

<https://www.hklaw.com/en/insights/publications/2022/05/california-court-decries-ceqa-abuse>

We've had enough of opponents personally attacking the developer, elected officials and proponents.

Yes, we are living in a piece of paradise

Us proponents believe that we are extremely lucky to have a local developer with a stellar track record and integrity to be the one who has put this together and will execute it to its beautiful conclusion.

Opponents have had their say but now: Enough.

It is time to approve this project

With all due respect, if you are not going to approve this project most of us will not see you as a concerned elected official.

We will put you in the category of All Hat and No Cattle

Because basically all elected officials in this County say there is a housing crisis

This project with all its different zones, including low income housing, is one of the better projects that has come before your commission in a long long time.

So, most of us will see a no vote on this project as a sign that you love to talk about solving the housing crisis but when push comes to shove, you don't act upon it.

Yes, we realize being a politician is not easy. But here you have a chance to do something really good for our community.

So, we ask you to please approve this project

Mr. Tompkins will not disappoint you and will expand the Nipomo piece of Paradise.

Respectfully,

Cees M. Dobbe
620 Black Ridge Lane
Nipomo CA 93444

For your convenience, below is the letter I sent to you before the Study session for this project.

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 (NCS D) 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 NCS D, 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 NCS D 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 NCSD 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 NCSD 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 NCSD 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 NCSD customers will be penalized by enormous water bill increases in the very near future. So, the NCSD 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 NCSD 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 NCSD will pump less from our groundwater basin than they have in the past even with this project and complete buildout of the NCSD 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 NCSO 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 NCS D 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 NCS D 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 NCS D 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 NCS D 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 NCS D

Thank you for your time and consideration.

Respectfully,

Cees M. Dobbe
620 Black Ridge Lane
Nipomo CA 93444

Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Monday, October 28, 2024 7:00 PM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Carla Haynie
Your email:	cehaynie191@icloud.com
Subject:	Dana Reserve annexation
Message:	<p>Please do not vote for the Dana Reserve annexation. The proposed development is a nightmare. Nipomo Community Services District (NCSD) is not to be trusted. They will not give out requested information. The developer offers land for various things such as parks, community college, fire departments, etc. knowing full well there is no money to build. The number of low income housing is very small compared to the number of expensive homes. Traffic will be a nightmare for everyone and in case of fire there is no outlet. Please inform yourselves before making a decision. Thank you for your time and consideration.</p>
Attachment:	

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Monday, October 28, 2024 6:59 PM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Cindy Lavery
Your email:	clavery3862@gmail.com
Subject:	Stop Dana Reserve
Message:	This is the craziest idea. Too many houses, not enough infrastructure to support our small town, then there's the water issue, cutting down historic oaks trees, disturbing the wildlife. This project is not for us!!! If built should be WAY SMALLER !!! More like 100 homes at the most!!! Please reconsider. We don't need another Orange County!!! They raped that county.....look at it now....horrible.
Attachment:	

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Monday, October 28, 2024 7:04 PM
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:	Gail Roberts
Your email:	gatroberts@gmail.com
Subject:	Opposition to Dana Reserve development
Message:	<p>My name is Gail Roberts. My husband and I are retired Foreign Service Officers, and we chose this area for our home after more than 25 years of service overseas because of its unique natural beauty. We're honored to join with life-long Nipomo residents to preserve and protect the open spaces and oak trees that define Nipomo. I first learned of the Dana Reserve Project, a proposal to develop 288 acres of native oak habitat less than 3 miles from our home, thanks to our neighbors in Nipomo. Alison Martinez, along with many other volunteers and local organizations and experts have studied this issue for years. They organized the nonprofit Nipomo Action Committee (NAC) to provide the community input that has been missing from Dana Reserve planning. Now here we are at the very last step. For the largest development in SLO County in over 25 years to have advanced as far as it has without community input is shameful. Initially the NAC position was one of opposition to the Dana Reserve. There are many reasons to oppose this development, and I expect that they are not news to LAFCO members. First, the project's densely packed housing would increase the population of Nipomo by 25%. Local infrastructure, and particularly local schools, cannot absorb so many newcomers. The projected explosion of traffic as more than 4,000 new residents commute to their jobs outside of Nipomo, and the attendant loss in air quality and increased greenhouse gas emissions. The ecological impacts of sacrificing thousands of protected oak trees, some of the</p>

last contiguous oak woodlands on the Nipomo Mesa. And most importantly for an arid region – questions about the supply of water. Despite the sunny projections of the Nipomo Community Services District, it defies belief that adding thousands of new consumers to our limited supply of water will make things better for all. Over time the NAC researched these issues and many others. We listened to arguments from Dana Reserve supporters. And we worked to create a Community Alternative Plan that would address many of the biggest challenges that the Dana Reserve presents, while prioritizing affordable housing. I would ask that you also listen, and work with us for a Dana Reserve development that meets the needs of both current and future residents of Nipomo. It's clear that destroying trees, adding thousands of new commuters and their families, and putting further pressure on our limited water supplies are not sustainable options. We need to do better. The Community Alternative Plan is a path forward for us all. Thank you.

Attachment:

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From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Monday, October 28, 2024 7:04:35 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Joseph Parkhurst
Your email:	cinjoe777@gmail.com
Subject:	vote NO on dana reserve annexation
Message:	As a near neighbor of the proposed dana reserve I am highly opposed to this project. I don't know of a single person in this area that supports the concept. Who ever thought that plunking a small city down in the middle of our rural community was a good idea other than the developers? Please, vote NO on the annexation.
Attachment:	



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From: [Streamline](#)
To: [Imelda Marquez](#); [Morgan Bing](#)
Subject: New form submission received: Inquiries, Comments, Questions?
Date: Monday, October 28, 2024 7:05:54 PM

Logo used for headers



Inquiries, Comments, Questions?

Your name:	Lawrence Cools
Your email:	larryecools@gmail.com
Subject:	NKT Development
Message:	I urge the board to vote NO on this annexation.
Attachment:	

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Monday, October 28, 2024 7:03 PM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Lucinda Golden
Your email:	lucindagolden@gmail.com
Subject:	NO vote on Dana Project annexation
Message:	I live near the proposed Dana Reserve project and I am VERY opposed to it! Please vote NO on the annexation
Attachment:	

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Monday, October 28, 2024 6:57 PM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Margaret Cools
Your email:	2coolsaints@att.net
Subject:	Upcoming meeting NKT Development for annexation
Message:	My husband and I vehemently OPPOSE the annexation for all the substantial existing reasons expressed by members of the community opposing this. Nipomo lacks the infrastructure to support this development going forward.
Attachment:	

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Monday, October 28, 2024 7:04 PM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Niko Hadden
Your email:	Niko@ascentreps.com
Subject:	Dana Reserve
Message:	<p>While I am not opposed to growth in our beautiful town of Nipomo, I am opposed to the current Dana Reserve development. This is a money grab and a tax grab that will leave Nipomo holding the bag of lagging infrastructure, overpopulated schools and a general lack of vision for what Nipomo could and should look like with intelligently thought out development. We are piping water in from the SM Valley as it is now at the expense of the current home owners, not the biggest users. There is also essentially no effort to integrate the Dana Reserve with the balance of Nipomo. It's a stand alone high density development. Think about it, 1200 residences on basically less than 300 acres. Not to mention the killing of over 3000 OLD Growth Oaks. You don't just plant new OLD growth trees like this.</p>
Attachment:	

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Morgan Bing

From: Streamline <noreply@specialdistrict.org>
Sent: Monday, October 28, 2024 7:03 PM
To: Imelda Marquez; Morgan Bing
Subject: New form submission received: Inquiries, Comments, Questions?



Inquiries, Comments, Questions?

Your name:	Rachael Hazen
Your email:	rhazen@webtv.net
Subject:	Dana "Reserve" project
Message:	<p>To LAFCO: I am writing to you to ask that you seriously consider the facts regarding this housing project. The biological/ environmental impacts of removing over 3,000 old growth oaks, the huge impact on traffic congestion on surface roads in Nipomo, the increase in green house emissions due to both of the above. The increase in traffic on 101 as there are very few jobs on the mesa, so it will be commuters living there. Also, the cost of the housing in no way accommodates the financial profiles of the working class buyer here. Also, the plan is out of alignment with the South County Area Plan. Air quality alone should be considered. Water from the state pipeline is sometimes at zero due to recurring drought conditions in Northern California also. Please take another hard look at this plan and reconsider giving the green light to it. Thank you, Rachael Hazen, 1347 Black Sage Circle, Nipomo.</p>
Attachment:	

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Morgan Bing

From: Lory Manosar <lmanosar@yahoo.com>
Sent: Thursday, October 31, 2024 11:11 AM
To: Morgan Bing
Subject: Dana Reserve

Dear Local Agency Formation Commission,

10/31/2024

My name is Lory Manosar and I live in Nipomo. I was told that your mission is to serve the residents of San Luis Obispo County, by discouraging urban sprawl and encouraging the efficient and orderly formation and growth of local agencies who oversee our County.

Urban sprawl is my concern. It results in adverse environmental and social impacts. The LAFCO needs to look at the County General Plan and Growth Management policies, which apply to the unincorporated areas of Nipomo.

Population growth is considered significant if it is substantial or unplanned, and misaligned with the General Plan. The Dana Reserve is such a project. The Dana Reserve will ultimately result in over-population projections for our town in Nipomo. We do not have the infrastructure to handle this very aggressive project. The 280 acres of the Dana Reserve property has been grazing land for cattle for centuries. It houses endangered species of Manzanita, and has a large number of old growth oak trees (oak trees are a protected species in San Luis Obispo County), which are going to be destroyed if this project moves forward.

The Dana Reserve is not within the water agency of Nipomo Community Services area. The project was given the "green light" to proceed with the stipulation that the water we will receive from Santa Maria in 2025 will be used for this Dana Reserve project, against the many protests of the Nipomo community. We, the customers of the NCSD will be affected by this unprecedented decision, and there is no guarantee that we will have water in the future. Our water needs to stay here, not to be given to a development which is out of alignment with our General Plan and isn't in the NCSD service area.

Look at the facts. This development is no good for the town of Nipomo. I know we need housing in San Luis Obispo County. Dana Reserve is not the answer.

Sincerely,

Lory Manosar