

July 25, 2023

LAFCO

re: Dana Reserve

1042 Pacific St., # A

San Luis Obispo, CA 93401

Hello,

Yesterday I attended the discussions about the Dana Reserve at the high school.

I believe that I could possibly support the plan, except for the single-family occupancy housing. These houses are problematic for a number of reasons. Paramount are land use and community.

Single-family occupancy as shown in the slides leads to lack of community—or, rather, lack of community with those less financially fortunate. Of course, it also means more tree removal than might take place if there were apartment buildings and condos.

That Cuesta College can have a campus there is great, and imagine how much easier it would be for new hires to afford living in an apartment—where not only can they easily meet with fellow academics, but also college janitors. There was no discussion about protecting part-time employees' employment.

The Reserve Center shown in the slides included a high-end grocery, wine tasting, etc. Affordable? It depends. Not so likely for the majority of Reserve residents.

I would appreciate a response from your group.

Sincerely,



Kathleen Bonner

waughter@gmail.com

7/17/2023



Susan Duran  
PO Box 61, Nipomo, CA 93444  
togfrog@aol.com

LAFCO- Local Agency Formation Commission  
1042 Pacific Street #A, San Luis Obispo, CA, 93401

**Hello Commission Members,**

I have been a resident (home owner) here in Nipomo for 42 years. I was born and raised in Santa Maria and my family (The Tognazzini's) came here as immigrants in 1888. We have been good Stewards of the land. My great grandparents homesteaded 160 acres at Point Sal. This land stayed in my family for over 120 years. This land at Pt. Sal was sold to the SLO County Land Conservancy in 2010. We wanted the land to be preserved and given back to the people to enjoy it in its natural state.

What is happening with the DANA reserve is not helping to preserve the rural community of Nipomo. If you look into the future of our county, you know in your heart, that we need these 4000 trees that will be cut down to slow global warming. However we do need proper growth with homes that are affordable. We as a community cannot afford the schools that will be needed. We don't have the roads, fire, or sheriff Depts. and most importantly we don't have the water. There is no water here on this property; and it will have to be bought from the state aqueduct system.

Please remember as you vote on this Dana Reserve project that you can be good stewards of the land as the Chumash were, and as my family was with the Pt. Sal Property. If we destroy these 4000 trees, it will never be the same, they took 100's of years to grow.

Please find a compromise that will give us affordable homes and save the trees. You are here to advise our Supervisors as they serve the many County residents, not to help the affluent outsiders, who will buy these homes.

Thank you for your time and consideration,



Susan Duran  
Concerned Nipomo Resident

Dear LAFCO,

7-19-23

I have been a resident of Nipomo for 45 years. I will be living 2 blocks from the planned Dana Reserve Development, and I have many concerns, which I will list for you.

1. Housing density and land planning- The Dana Reserve project does not follow the South County Area Plan. The preservation of the oak trees and the open space use was to be the first priority in types of use. I have real concerns when the zoning for neighboring property is proposed to be changed from Rural Residential to Single Family or Multi-Family Residential zoning.
2. 6 Un-mitigatable impacts- A Draft Environmental Impact Report was published by an independent environmental consultant which determined significant impacts exist with this project, housing (as listed above), air quality, transportation, greenhouse gas emissions, and biological impacts.
3. Transportation- This project increases the jobs and housing imbalance in Nipomo, meaning commutes on Hwy 101 will continue to get worse as this project dramatically increases housing without increasing jobs at the same rate. The increased traffic will impact many roads throughout Nipomo. It will increase traffic on Teft, Willow, and smaller connector streets. I avoid driving on Teft St. during commuter hours due to the delays getting to the stores, pharmacy, bank, or Hwy 101
4. Biological impacts- This project will remove almost 4,000 mature oak trees and an additional 750 trees could be impacted during construction. The on-site 96% of oak woodland will be removed. The on-site 97% of sensitive Burton Mesa Chaparral will be removed. The Pismo Clarkia, a federally endangered plant will be impacted by the project. There is a lack of information about cultural requirements to successfully propagate California spineflower, and Sand almond propagation is very difficult. Therefore, impacts to this Chaparral would be significant. My husband and I moved to Nipomo from Santa Maria in 1979 because of the rural aspect it holds.
5. Greenhouse gas emissions and air quality- Studies have shown the impact of this project would increase emissions of reactive organic gasses and nitrogen oxides into the air which would exceed established thresholds of San Luis Air Pollution Control District standards. Therefore, impacts related to pollutants would be significant. This is a major concern of mine.

There is no benefit I can see going forth with this project as it is proposed. The economic and social benefits will have a significant impact on surrounding neighborhoods and the people who live in Nipomo who enjoy its rural aspects.

Sincerely,

Lorraine Manosar

lmanosar@yahoo.com

lmanosar

805-878-3514

July 13, 2023

Local Agency Formation Commission (LAFCO),

We are writing to express real concerns about the proposed Dana Reserve project, a huge housing and commercial development that would build over 1,289 houses and multi-family dwellings, plus commercial and institutional buildings, on 3 parcels of land which are zoned Residential Rural. As residents on the Nipomo Mesa for the past 36 years, we've seen mostly good development and growth in our Nipomo community, especially in terms of how compatible a project is to developed areas surrounding it. The sever degradation of the project's site, plus ultra-high building density, mark this project as extremely out of character and not compatible with surrounding neighborhoods. After reviewing the Land Use Planning and County Policies, plus important elements of the General Plan and the Althouse and Meade Inc. Biological Report for Dana Reserve, we have identified several important inconsistencies that are in the Dana Reserve project.

The 288 acre project, zoned for 5 acre parcels, has several types of rare plants in and among old growth Coast Live Oak Forest trees and Coast Live Oak woodlands. Specifically, Burton Mesa chaparral, ranked G1/S1 by the State of California and which is found ***exclusively in southern San Luis Obispo County and northern Santa Barbara County***, intermingles habitats with the Coast Live Oak Forest and woodlands. Several California Species of Special Concern, which include multiple types of bats, and USFWS Birds of Conservation Concern (the Oak Titmouse and Nuttall's Woodpecker were observed) are supported by these Coast Live Oak Forest and woodlands habitats. The ultra-high density building project would create a direct loss of about 35 acres of Burton Mesa chaparral, estimated to be 97% of its habitat. Also to be removed are 75 acres of Coast Live Oak woodland and 21.7 acres of majestic old Coast Live Oak Forest, about 96% of the oak tree habitat. **Along with Burton Mesa chaparral, between 3,000 to over 4,000 mature Coast Live Oak trees will be destroyed.**

This great loss of native vegetation will severely alter the natural landscape of the property and change its rural character, making the project totally inconsistent with the rural nature of both the immediately adjacent and neighboring properties surrounding it and beyond. The project is inconsistent with the Conservation and Open Space Element: Goal BR1 (Native habitat and biodiversity protection), Policy BR 1.2, 1.4, 1.9 and 2.6 (DEIR at 4.11-30). The project is inconsistent with Policy VR 2.2 which requires a review of a proposed development *encourage designs that emphasize native vegetation* and conform grading to existing natural forms, with abundant native and/or drought-tolerant landscaping that screens buildings and parking lots and blends development with natural landscape.

The project is inconsistent with the Framework for Planning (Inland) (DEIR 4.11-32), Principle 1: *preservation of open space, scenic natural beauty, and natural resources* and Principle 2, Policy 1: *rural areas be maintained in "very low-density residential uses"*. Although the project site would preserve an existing oak ridge (which is non-developable)... "the project would inherently change the visual character of the site and surroundings through the introduction of commercial, institutional, and residential development; the removal of over 4,000 mature oak trees; and substantial sensitive habitat loss and landform alteration." **Destroying 3,000 to over 4,000 mature Coast Live Oak trees, plus 35 acres of Burton Mesa chaparral, will destroy important biological habitats. Not only is the project inconsistent with San Luis Obispo County policies, it is not compatible with the character of the rural neighborhoods surrounding it.**

Thank you for your attention to these very serious concerns,



Randy and Marina Matthews  
787 Sandydale Drive, Nipomo, CA 93444

July 31, 2023

To the LAFCO,

Regarding the Dana Reserve Project:

In Santa Barbara Co., oak trees are a protected species. In San Luis Obispo County, where ignorance reigns supreme, a 100 year old oak tree can be equated to a seedling with a questionable survival rate.

If high density housing is really needed in the Nipomo area, there is a great deal of flat arid land both north-east and north-west of the Thompson-Tefft intersection. This land bordering Thompson would allow direct freeway access to Hwy 101.

I hope someone out there is listening to reason.

Jack & Jane Pittenger

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

July 20, 2023

Dear Sirs or Mesdames,

Please remember that you are charged with planning **OUR** community.

We are your constituents - to whom do you owe your loyalty and whose interests you should be promoting.

The justification for this development is unwarranted and unsupportable. The environmental and lifestyle impacts are unwanted and proposed mitigation insufficient.

We, the **thousands** who live here, will have to live with the results - not the **few** developers who will financially gain and move on.

This is **our** community. We want it remain **RURAL**. We do not want huge high-density housing and the subsequent impacts.

The first and major consideration should be for the LOCAL community and what WE want not what developers want. Nor should the desire of people wanting to live here take precedence. (We'd love to live in Montecito - but that doesn't mean they have to provide affordable housing for us).

Many have expressed their concerns more eloquently and with more expertise and authority but the issues are worth reiteration. Please listen to the existing Nipomo constituents

#### **URBAN VS RURAL**

We do not need or want more high-density housing.

- The reason we live here is the RURAL nature of the community.
- We do not want to be turned into a "San Fernando Valley" (an urban suburb). There are enough other high-density housing developments in the county.
- Trilogy and its continual growth provide more than enough high-density housing for the area.
- Leave us to be a community that values horse trails, native gardens and large acreage properties.
- We do not need an additional shopping area, college extension, etc.

#### **HIGH DENSITY HOUSING**

The percentage of the population increase to Nipomo is unprecedented, undesired and unwarranted.

- The number of "low cost" housing proposed does not warrant the total number of houses to be built.
- The proposed price for the 'low cost' housing - is not "low cost" or affordable to low income families.

## **AIR QUALITY and TRAFFIC**

The increased traffic will have severe impacts on the quality of life in this area.

- Increased traffic = decreased air quality (the Mesa already has worse air quality than surrounding areas).
- Removal of the mature oaks further reduces our air quality.
- The proposal does nothing to mitigate the impact of the traffic on our already over stressed local roads and highways. **DO NOT** make it worse.

## **WATER**

Water is a FINITE resource and the limits for this area have already been exceeded.

- No additional building should be allowed as the availability has already been exceeded.
- Why should the existing residents have to reduce or economize to allow for additional housing?
- California and the central coast is a Mediterranean ecosystem - having more years of little or low rainfall. This makes our water resources FINITE.
- **The claims to "find additional sources of water" are naive - the entire western US is looking for additional water.**
- It is irresponsible to continue to allow growth that we cannot support.

## **NATIVE OAK WOODLANDS**

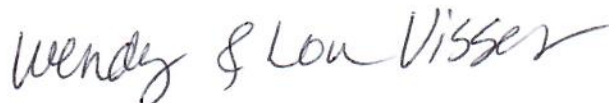
Removal of the mature oaks would be a detriment to the environment and the community.

- Removing the oaks reduces our air quality as these trees help clean up the pollution from Hwy 101 and the surrounding area.
- The mitigation - consisting of immature trees too small and too far away to provide the same effect.
- These trees provide significant wildlife habitat - we are already seeing the encroachment of wildlife due to habitat reduction - this only adds to the problem.
- Several conservation organizations have expounded on the unique nature of the oak ecosystem - rather than repeat these issues please refer to those documents. These are serious issues.

**Please listen to the voices of the Nipomo community – to your constituents.**

**It is OUR community and we want to preserve the existing RURAL nature and do not allow it to be urbanized.**

Sincerely,



Wendy & Lou Visser  
755 Villa Nona  
Nipomo, CA 93444

Even in 1962 (61 yrs ago) they recognized the lack of water on the mesa!

Arroyo Grande Valley Herald-Recorder, Arroyo Grande, California

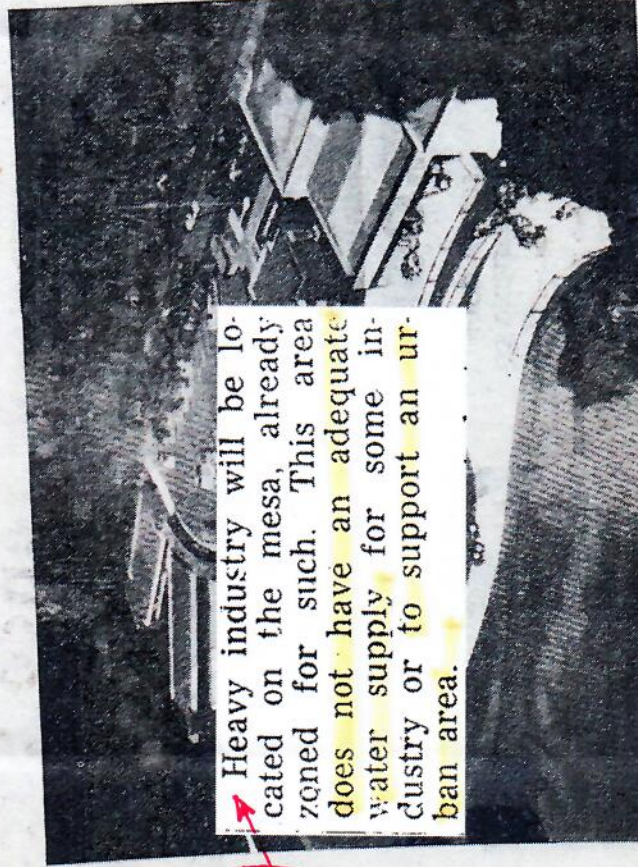
# Planners See Trebled Population in 30 Years

## Crystal Ball Predictions Indicate Pattern for Area

Going into a large crystal ball and using extensive studies and surveys, the San Luis Obispo County Planning office predicts tremendous growth and development in the South County. Populationwise, the South County is expected to double in number each ten years for the next three decades.

Generally, the South County Grande creek channel. Lands for bedroom area, in the Hunesta New town also will be set aside for housing. Heavy industry will be located on the mesa. already zoned for such. This area does not have an adequate water supply for some industry, and agriculture. Additional income will be derived from increased tourism. Light industry support a major "industrial" economy. With full-recreational development of the area, it will continue to grow as a major factor in the local economy.

Predictions indicate that also at the southern outskirts of the area, a major highway development will be planned from this area into the south one of the major income sources of many of the area.



Heavy industry will be located on the mesa, already zoned for such. This area does not have an adequate water supply for some industry or to support an urban area.

## Vandenberg Air Base Influences Economy of Entire Five Cities Area

As Vandenberg Air Force Base grows, so does a significant phase of the economy of the South County.

And with the missile field in a "GO" status and nothing but progress in the foreseeable future, surveys indicate the local impact from VAFB will continue to soar.

Statistics show more than 900 persons who reside in the Five Cities area are employed at Vandenberg.

Their salaries and other economic effects of the base mean a yearly expenditure in the South County of \$4,407,240, based on an estimate of \$487,250 monthly.

These figures were compiled by government officials last year and probably have increased a considerable amount since that time.

The number of persons employed at the base includes military, civil service and civilian personnel.

## Nipomo

Nipomo, although lacking sufficient water for full urban development, will be a bedroom area because of its close proximity, not only Vandenberg Air Force Base, but the industrial sites on the Nipomo Mesa.

Because of this, and the rural areas to the east of town, Nipomo will serve as a community shopping center. But, it may never become a major center because of the short distance to Santa Maria, which is already a regional buying center.

shop unit, and an administration building. Target date for completion is January, 1963. Sharps Construction of Arroyo Grande is general contractor. The plans were drawn by Daniel Mann Johnson & Mendenhall, architects. The new school will be erected on the same site as the first high school built in 1906.

Lower income housing will also be located in the Arroyo Grande area, providing homes for agricultural and field workers, and other low income families.

While these centers will be no major shopping centers in the future, they will be a boon to the area.

Trailer parks and multiple dwellings will be established in the bedroom area because of its close proximity, not only Vandenberg Air Force Base, but the industrial sites on the Nipomo Mesa.

Because of this, and the rural areas to the east of town, Nipomo will serve as a community shopping center. But, it may never become a major center because of the short distance to Santa Maria, which is already a regional buying center.

HIGH SCHOOL—Arroyo Grande will soon have a new high school on the old Hill campus. Classroom buildings will fan out from the crest of the hill and will overlook the valley. Total cost of new construction and rehabilitation of the existing gymnasium is \$765,366. There will be 18 classrooms, including

and Five Cities shopping center the area. In Nipomo Beach, a second school will also be located in the Arroyo Grande area, providing homes for agricultural and field workers, and other low income families.

Trailer parks and multiple dwellings will be established in the bedroom area because of its close proximity, not only Vandenberg Air Force Base, but the industrial sites on the Nipomo Mesa.

Because of this, and the rural areas to the east of town, Nipomo will serve as a community shopping center. But, it may never become a major center because of the short distance to Santa Maria, which is already a regional buying center.

Huge Beach Resort Planned For Grover

GROVER CITY — A \$15 million beach resort is being planned for Grover City beach. Engineering

Ready Mix Concrete  
Plaster Sand - Drain Rock - Cement & Gravel

### ARROYO TRANSIT MIX CO.

1160 Highway 101  
Arroyo Grande, California

Jack Thompson, Manager  
Phone HU 9-4443

R. W. STENQUIST  
General Contractor

Pike Road  
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Since 1952

Halcyon  
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Grover City

JENKINS LUMBER  
300 Grand Ave.  
Grover City



July 21, 2023

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Re: Proposed Dana Reserve Project

To All It May Concern:

**THE IMPACTS FROM THE DANA RESERVE PROJECT WILL NOT OVERCOME THE SOCIAL AND ECONOMIC BENEFITS OF THE PROJECT.**

I find it incomprehensible that a project of this magnitude would even be considered for the land area proposed. The biological impacts alone should have had Mr. Tompkins decline any further consideration.

This project does not follow the South County Area Plan (SCAP). For the types of uses for the SCAP, the preservation and oak trees and open space was to be the first priority. The EIR results - detailing the severe and significant impacts to the property - is gut wrenching. Removal of almost 4,000 oak trees, federally endangered species and special habitats for the purpose of cramming another few thousand people into already over-crowded Nipomo should be criminal. Mr. Tompkins is delusional if he feels that he is mitigating the loss of 4,000 oaks by

purchasing another (undevelopable) parcel of land outside the area he intends to destroy.

The proposed development is a waste of land and requires further destruction of habitat. It is wasteful of materials (asphalt, concrete, etc.). It is wasteful of existing infrastructure as compared to infill. And it induces more growth – growth that we do not need nor want.

My one-acre property backs up to the Dana Reserve property. The proposed plan would put high-density multi-family residences a mere few feet from my back fence with views into my living room, bedroom, and kitchen. Mr. Campbell's remark about those of us concerned about this type of housing immediately adjacent to our property to "get over" it is flat out rude and ignorant. Get over yourself, Mr. Campbell. You will not, however, be able to get over the fact that you have a selfishly ill designed and overly ambitious project.

WATER. How on earth could any reasonable person or entity even consider this type of project in Nipomo at all, much less with the lack of water in the area during an extreme drought? Isn't our water already precious enough? The EIR states that the DRSP is not known and the reliability of our future water supply is uncertain due to the potential for prolonged periods of drought and increasing water demands due to population growth. The project requires new water. What may sound like a good deal is always uncertain in a context of absolute water limits in the state.

As addressed in the EIR, the proposed project presents six significant and **unavoidable immitigable** issues, including population and housing, transportation, air quality, greenhouse gas emissions, land planning and biological impacts.

"The project would induce substantial unplanned population growth in the Nipomo area, resulting in a significant impact. Build-out of the DRSP would result in substantial population growth within the Inland South County Planning Area that is not specifically projected or planned for in local or regional County planning documents and would result in excess of the projected population growth for the unincorporated community of Nipomo.

"The project would result in a cumulatively considerable impact related to substantial and unplanned population growth, resulting in a significant cumulative impact."

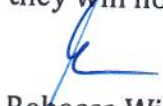
"In this current era of climate change and the disappearance of habitat, we need to recognize that the era of limits is upon us. Virgin land cannot be created by humans. We cannot mitigate habitat destruction. Once it's gone, it is gone. "It is time to grow up and assume responsibility. There is plenty of land to develop in already developed areas...." (Stephanie Pincetl, Ph.D.)

Dressing up your model with attractive public facilities isn't a true rendering of what is going to result, especially putting supposedly "affordable housing" and small lots on the back steps of our larger properties. It's going to be a nightmare.

Traffic in and through Nipomo is already bad and accidents are common. Traffic laws and signs mean nothing in this area. There is little to no law enforcement in this regard. Highway 101 is regularly backed up through the area, even without an accident (or two) to make it worse. And you want to add another 4,500+ people to the Nipomo population? There is no way to mitigate the inevitable increase of traffic caused by this type of development.

As for Mr. Tompkins being a native of this area and the public being "advised" that he has the best interests of Nipomo at heart, I will never be convinced of that. Mr. Tompkins is interested only in deepening his own pockets.

PLEASE do not allow this project to go forward as currently planned. It is too large to be an asset to this community. Any potential social and economical "benefits" do not begin to outweigh the multitude of negatives. Nipomo is sadly starting to feel like another Orange County. The development relies on externalization of costs with little to no remediation. Promises, promises - and we, the public, know that they will not be kept.



Rebecca Williams  
534 Briarwood Ln  
Nipomo CA 93444