

Carolina Brown

Nipomo, CA

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August 18, 2023

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

Subject: Strong Opposition to the Proposed Mega Housing Development The Dana Reserve

Dear LAFCO:

I respectfully present my *second letter* in strong opposition to Dana Reserve development. As a long-standing member of our beloved community, I feel a deep sense of responsibility to share my heartfelt concerns about the proposed mega housing development. Our neighborhood holds a special place in the hearts of its residents, and over the years, we have built a strong, close-knit community. I believe that preserving the essence of our neighborhood and safeguarding the well-being of its residents should be at the forefront of any decision-making process. With utmost sincerity, I share my perspective, hoping that our voices will be heard and considered in the pursuit of a harmonious and sustainable future for our beloved community.

Insufficient Transparency, Restricted Time Frame for Review, Analysis, Comprehension, and Response Preparation

I'm deeply dismayed by the fact that we, as the public, are not given adequate time to thoroughly examine the final EIR. Furthermore, there's a lack of time to carefully assess alternative proposals for the development, and to compose drafts, letters, and comments concerning this project. Due to the above facts, I haven't been able to read the EIR.

I strongly oppose both the project itself and the absence of transparency, the limited chance for public input, and the extremely brief notification period. I vehemently protest the way this project is being managed. When a

homeowner intends to modify their property or residence, there is a public notification accompanied by a period for comments and a scheduled public hearing. I was never officially informed by authorities about the potential development; instead, I learned about it through vigilant neighbors who shared the information with me. Additionally, I am concerned that a considerable number of Nipomo residents remain oblivious to the fact that this project is currently in the last phases of review and awaiting a decision from the county.

The magnitude of this development far outweighs the minor instances mentioned earlier. I find the county's approach to this issue disheartening and sincerely hope that you will integrate input from the directly affected stakeholders into your decision-making process.

As a result, I'm composing this message from my heart rather than choosing one of the predetermined alternative developments outlined in the report. Personally, I've experienced three significant life-altering changes in August alone, leaving me with minimal time to compose my letter and comments and adequately prepare for the upcoming meetings.

I'm aware that the current general plan, which was last revised in 2014, is not being adhered to. Consequently, if a particular aspect doesn't align with the agenda, it appears that the requirements will be altered to proceed regardless. This seems to be the usual course of action.

We understand the situation that Mr. Tompkins is an affluent developer with substantial resources, possesses the land, and aims to further enhance his wealth. However, I am skeptical that this is genuinely for the benefit of us, the residents of Nipomo.

Public Facility Fees ~ Infrastructure Costs ~ We Demand Accountability
I vehemently object to the suggested new housing development, and if it advances as a substantial undertaking, I insist that the developer takes complete responsibility for all essential infrastructure enhancements tied to the project and any forthcoming expansion in Nipomo. It is unjust and unacceptable for Nipomo residents to bear the burden of funding these upgrades unfairly.

Over the past two decades, significant growth in areas like Trilogy, Black Lake, and Cypress has led to a substantial collection of public facility fees.

However, the money generated from these fees has been distributed across the county, with very little investment back into Nipomo. As a result, our community has earned the unfortunate nickname of the "county stepchild," as we have not received our fair share of county services and public facility investments.

The current state of public services has not kept pace with the rapid growth, and public facility fees have not been allocated fairly. Residents have contributed more in fees than what has been invested back into the necessary facilities to accommodate the impact of development.

Public facility fees are specifically collected to mitigate the impacts of development in specific areas. We demand that these funds be utilized responsibly, transparently, and equitably to address the infrastructure needs of Nipomo, without placing an unfair financial burden on its residents.

In addition, the idea of granting concessions to the developer in exchange for donating vacant land or an additional square foot of proposed park space is deeply frustrating. Instead of approving this development, our priority should be implementing essential infrastructure and necessary preparations. There is a significant concern that the public facility fees collected from the developer will not be adequately secured and might be diverted to other areas of the county. Additionally, there exists an apprehension that the developer might backtrack on his pledge to finance the essential infrastructure, or that the county might redirect funds to other undertakings at their discretion, unbeknownst to the public.

Growth Impacts on Nipomo

I express my opposition to the proposed new housing development in Nipomo, as it raises significant concerns about the impacts on the community's growth and resources.

The establishment of essential public services to accommodate the area's growth is likely to intensify the demand for public services and facilities. This will strain existing infrastructure and services, potentially leading to challenges in meeting the needs of the growing population.

This development endeavor, with its objective of introducing 1411 new housing units, will have a substantial effect on the existing population,

introducing 4555 additional individuals who will contribute to congestion on roadways and the consumption of vital resources.

It's truly disconcerting that individuals and county officials will be the ones determining the approval of this calamity, even though the majority, if not all, will remain unaffected by the adverse consequences and personally I am alarmed.

The surge in residents may exacerbate the existing job-poor situation, where many individuals already commute to areas outside the community for work. Conversely, although it's praiseworthy to offer affordable housing options to local residents, we are fully aware that affluent investors will inevitably acquire the majority of these homes, thus undermining Mr. Tompkins commitment.

Furthermore, the short-term employment opportunities during the construction phase may not provide long-term benefits to the community.

Precedent Setting and Future Impacts

I strongly oppose the approval of this high-density mega development, as it has the potential to set a concerning precedent for future development in the surrounding areas. The character of the community could be drastically altered if such high-density projects become the norm.

If this development receives approval, it could signal to other developers that high-density projects are acceptable in the area. This, in turn, might increase the demand for future high-density developments in the vicinity, leading to a chain reaction of similar projects that could significantly impact the overall landscape and atmosphere of the community.

It would be challenging to revert to a more balanced and diverse development approach.

We urge decision-makers to carefully consider the long-term implications of this high-density mega development on the community's future and the potential domino effect it might have on subsequent projects. Preserving the unique character of the area and maintaining a thoughtful and sustainable approach to development should be a priority to safeguard the well-being and prosperity of the community for generations to come.

Irreversible Commitment of Resources

I strongly oppose the implementation of this project as it will lead to irreversible damage and significant changes to the environment over the proposed 7-10 year timeline. The long-term consumption of energy and water resources associated with the establishment of residential and commercial uses within the specific plan area is a major concern.

This project's carbon footprint is alarming and contributes negatively to the environment. It appears to be counterproductive and contradictory to the goal of sustainability and environmental conservation.

Despite the efforts to incorporate water conservation measures and energy-efficient appliances, the overall impact of this development remains alarming.

In a county and state that strives to set an example in conservation, green energy, and minimizing carbon footprints, this project, if endorsed in its current state, will directly oppose those values. It's difficult not to see the influence of the developer's significant resources and the government's focus on financial gains.

The potential contradictions and the irreversibility of the commitments made in this project's planning raise significant red flags. We believe that mitigating these issues may not be enough to address the adverse effects this development could have on our community and the environment. Therefore, we urge decision-makers to reconsider and reject this project in its current form.

Housing Affordability and Infrastructure Concerns

The current state of housing affordability in SLO County is alarming, with the county of SLO General Plan 2020-2028 Housing Element indicating that only 16.5% of families can afford a median-priced home. This crisis is primarily influenced by high development and land costs, limited resources, and inadequate infrastructure (San Luis Obispo County 2020.)

While the idea of requiring developers to include low-income housing options is commendable, it is essential to consider the potential impact on their profits and motivations. The burden of accommodating low-income housing should not solely fall on Nipomo's residents, especially considering the high demand, expensive nature, and scarcity of available land in the area.

Moreover, the lack of proper infrastructure further complicates the coexistence of different housing options in Nipomo.

In light of the housing crisis, allowing the construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) may not effectively address the rental market and housing issues. In fact, it could exacerbate problems related to overpopulation and density in Nipomo. Why do we believe that permitting ADUs in already small yard spaces will encourage homeowners to rent them out to others? I hold a different opinion on that concept.

It is crucial to address the underlying affordability challenges and invest in comprehensive infrastructure development to support responsible and sustainable housing solutions in the region. The focus should be on creating a balanced approach that benefits both the community and the developer, while ensuring the preservation of Nipomo's unique character and quality of life for its residents.

Certain individuals have expressed their agreement with the development, trusting the developer's pledges of low-income housing and affordability. However, other residents, including myself, view these promises as misleading and unclear, raising concerns about their genuineness and sincerity. It is feared that the actual costs of construction and, consequently, the ultimate housing prices will far exceed what has been presented to the public.

Furthermore, apart from infrastructure, Mr. Tompkins has put forth other deceptive assurances to gain additional backing for his project. These include commitments to a grocery store, college campus, fire station, child care facility, and coffee and beer establishments and housing assurances. Allow me to provide a precise quote directly from the Dana Reserve website, tucked away in small, pale text, and presented solely as a disclaimer to the developer, should any of these commitments fail to materialize.

>>>> ALL COMMUNITY INFORMATION IS NOT GUARANTEED AND REMAINS SUBJECT TO CHANGE, AVAILABILITY, OR DELAY WITHOUT NOTICE. ANY COMMUNITY IMPROVEMENTS AND RECREATIONAL FEATURES AND AMENITIES DESCRIBED ARE

BASED UPON CURRENT DEVELOPMENT PLANS, WHICH ARE SUBJECT TO CHANGE AND UNDER NO OBLIGATION TO BE COMPLETED. MAPS AND PLANS ARE NOT TO SCALE, ARE NOT INTENDED TO SHOW SPECIFIC DETAILING AND ALL DIMENSIONS ARE APPROXIMATE. PHOTOS ARE FOR ILLUSTRATION ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL COMMUNITY. NO PURCHASE AGREEMENT MAY BE NEGOTIATED OR SIGNED BY A PROSPECTIVE BUYER FOR THE PURCHASE OF A HOME UNTIL THE COMMUNITY'S APPLICABLE CONDITIONAL OR FINAL PUBLIC REPORT HAS BEEN ISSUED BY THE DEPARTMENT OF REAL ESTATE (DRE). EQUAL HOUSING OPPORTUNITY © 2021. ALL RIGHTS RESERVED. <<<<

How could you even consider endorsing this project? It's an unpredictable conglomeration of potential disaster.

Food For Thought Regarding Housing Shortage in SLO

The situation in SLO county raises concerns, especially due to the significant college student population and the high demand for student rental housing near campuses. This has led to consistently low vacancy rates in and around the region, further exacerbating the existing housing affordability crisis. While I acknowledge the need for housing, it is essential to strike a balance between catering to students' housing needs and ensuring the availability of affordable housing for the local workforce. The current imbalance in the housing to jobs ratio can lead to increased housing demand, further affecting housing affordability and the overall stability of the community.

As we plan for new housing developments, it is crucial to consider the long-term implications on housing availability, affordability, and the potential impact on the local workforce. We urge decision-makers to prioritize a comprehensive approach that addresses the needs of both students and the broader community, ensuring that housing developments contribute positively to the overall well-being and sustainability of Nipomo.

Neglecting this aspect may lead to an imbalance that affects housing affordability and the overall stability of the community.

We urge decision-makers to carefully evaluate the potential consequences of the new housing development on the jobs to housing balance. It is unjust for Nipomo to shoulder the exclusive burden of accommodating individuals through this high-density project, which is intended to be the most extensive development in the county. The transition from a tranquil bedroom community to an expansive housing development is utterly absurd.

Lack of Community Cohesion and Connectivity

Upon careful examination and research, my opposition to the proposed housing development grows stronger. Despite the developer's claims of promoting community cohesiveness, balance, and blending into the surroundings while meeting the area's needs, I believe the current plan does the opposite.

The proposed project reveals a lack of connectivity and coherent planning. The inclusion of four inlets and outlets and walking and bike trails leading to nowhere, as well as isolated parklets accessible only to residents, raises questions about the development's actual benefits for Nipomo.

It is essential to envision how this development would truly benefit Nipomo's residents. Will there be safe pathways to walk or bike ride to important locations like Vons, Old Towne, or Nipomo Park? Will there be safe equestrian trails connecting to Nipomo Park Trails, Hetrick Trail, Trilogy, or Knowlwood? Without these critical connections, pedestrians would be forced to walk along streets, and equestrians would be left with no choice but to ride on the roads to access adjoining trails.

To achieve a thriving and harmonious community with a population increase, it is crucial to incorporate existing facilities with the new ones. The current plan appears to seclude residents from the rest of Nipomo, leading to potential resentment and a sense that their hometown's character has been irrevocably altered.

Without proper community cohesion and connectivity, this project is destined to fail. It is essential to prioritize comprehensive planning and integration of existing amenities to ensure the development genuinely benefits Nipomo and

its residents, preserving the cherished essence of our hometown for generations to come.

Community Dynamics

One crucial issue that weighs heavily on my mind is the potential impact on our community dynamics. As a long-time resident, I, along with many others, have developed a deep attachment to our neighborhood and its unique way of life. Traditions, strong bonds, and a sense of belonging have been nurtured over the years.

However, introducing this large-scale housing development raises valid concerns about disrupting our established dynamics. It could alter the character of our neighborhood and lead to adverse effects, evoking feelings of loss or displacement and resentment among longtime residents.

Preserving the essence and charm of our neighborhood is paramount. We believe any development should respect the existing fabric of our community and not compromise what makes it special.

I kindly request that the voices and concerns of current residents be carefully considered during the decision-making process. A collaborative approach involving open dialogue between the community and developers can help strike a balance that benefits both parties while maintaining the integrity of our neighborhood.

The way the developer presents the transformation of our community dynamics as positive is deceptive and highly objectionable. In reality, the situation appears quite the opposite. The proposed construction of a concrete jungle plopped on serene rural acreage, featuring barrier walls and limited access points, suggests that this development would create an isolated cluster community that clashes with our existing cohesive community.

It is my belief that this development should be scaled down to the bare minimum, especially until Nipomo upgrades its infrastructure, improves roads, and establishes a stable job market for its residents.

Noise Pollution

I'm expressing my strong opposition to the proposed development, which poses a significant threat not only to residents near the specific area but to all

of Nipomo. One of the unique aspects of Nipomo that draws us to this community is its serene environment with few sidewalks. We cherish the peacefulness of this place, where we can hear the soothing sounds of crickets and coyotes and admire the breathtaking starlit skies and planet sightings on clear evenings.

The possible construction and its everlasting implications tied to this development venture have the potential to disturb the cherished tranquility we currently enjoy. Nipomo's current peaceful atmosphere allows us to hear even the faintest sounds, including vehicles and traffic on Hwy 101, the noise from Pomeroy and Willow roads, the Amtrak Starlight Express horns passing through Grover Beach to Guadalupe, and the Nipomo Speedway races on Saturday nights. These are major landmarks in our community, and we are concerned that noise pollution from the proposed construction, which could last up to 10 years and beyond, would significantly impact our quality of life in a negative way. Given that we can already hear the noises from the mentioned sources in all corners of Nipomo, the construction of Dana Reserve will result in intolerable noise pollution for all residents in Nipomo.

While the development may promise growth and progress, we must not underestimate the detrimental effects of noise pollution on our well-being and enjoyment of Nipomo's natural beauty. I urge decision-makers to consider the long-term consequences of this project on our cherished peaceful environment and carefully weigh the potential benefits against the undeniable harm that noise pollution would bring. We must prioritize preserving the tranquility and unique character of Nipomo that we value so deeply.

Light and Ground Pollution

Again I'm expressing my strong opposition to the proposed new housing development in Nipomo due to concerns about light and ground pollution. One of the charming aspects of our community is the limited use of street lights, which allows us to enjoy peaceful and starlit nights. During football season at Nipomo High School, we can even see the distant glow from that direction, adding to the beauty of our surroundings.

However, the addition of new housing and the associated infrastructure may bring an influx of light pollution to Nipomo.

Furthermore, ground vibration is a significant concern that comes with the development of new housing. Our community's tranquility and stability are essential to us, and we fear that construction activities might disturb the peacefulness we currently enjoy.

In light of these concerns, I urge decision-makers to carefully consider the potential impact of the proposed development on our unique environment. We must strive to preserve the darkness of our nights, the beauty of our natural surroundings, and the serenity of our community. Let us prioritize the preservation of Nipomo's distinct character and refrain from introducing unnecessary light and ground pollution that may disrupt the harmony we value so much.

Final Thoughts

I am a resident and stakeholder, engaged in a struggle to safeguard both my present living conditions and the prospects for the generations that will follow. I implore you to consider permitting only the most essential development in this unspoiled region. Numerous negative consequences could arise if this project is approved. I earnestly urge you to lend an ear to those of us who reside here, who are deeply attached to and cherish the current state of this area.

Our presence in this place stems from a deliberate decision to establish our homes, relish the surroundings, and relish the area as it stands. We've committed our valuable earnings to this endeavor, establishing a community that thrives on camaraderie, rustic living, and a relaxed way of life. I urge you not to deprive us of our means of livelihood in order to cater to a developer's insatiable desire for riches. I am thoroughly unconvinced that the developer's proposal is motivated by any genuine concern for the welfare of the community.

I believe that this new housing development could have far-reaching consequences on Nipomo's resources, infrastructure, job opportunities, and housing affordability. A more comprehensive approach is needed to address these challenges and ensure responsible and sustainable growth for the benefit of Nipomo's residents and the community as a whole.

With respect,

Carolina Brown



LAFCO (Local Agency Formation Commission)
1042 Pacific St. #A
San Luis Obispo, CA 93401

August 1, 2023

To Whom It May Concern:

Being a newer member of the local Nipomo community, I became aware of this project somewhat recently. I attended the recent meeting at the Nipomo High School and heard all of the discussions and opinions.

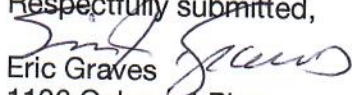
I'm very much opposed to this particular project due to it's location. I believe that the developer is a decent person, but I believe the location is flawed. Many believe, as I do, that there are many other locations where this type of project would be easier to implement, help the economy and avoid the natural environmental disaster that this will cause. Besides the thousands of Oak trees and micro environment that will be destroyed, all of the residents in that surrounding acreage will be negatively impacted.

I heard several suggestions of other locations that would have made for more 'yes' votes. I've talked with business owners on the other side of Tefft, in 'old town', that are yearning for development in that area. To them, commerce on the West side of the 101 is foreign to them. Their area needs more activity and infrastructure.

I am writing to voice my strong opinion AGAINST this project and hope that people in positions of power will listen. All I talk to here are also against this.

Thank you for your time.

Respectfully submitted,


Eric Graves
1136 Oakmont Place
Nipomo, CA 93444

August 29, 2023

LAFCO
1042 Pacific Street #A
San Luis Obispo CA 93401

Dear LAFCO Members:

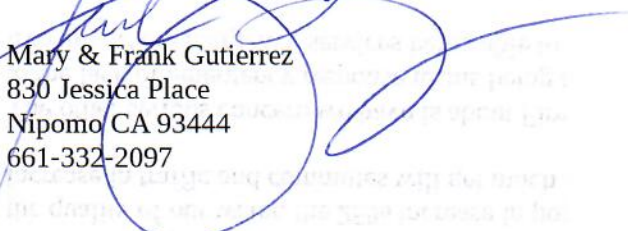
We are submitting in writing our concerns in opposition to the Dana Reserve Project. We moved from Bakersfield to Nipomo 5 years ago because our family wanted to live in a smaller rural community. We left the congested traffic, the summer months of incredibly unbearable heat, poor air quality and the lack of community and empathy for fellow residents behind and have never regretted this decision.

We were heartbroken to hear that there is a proposed project that could ruin the paradise we have found living in Nipomo. We are very concerned about the significant impacts that exist if this project is allowed to move forward. We understand and can appreciate the desire and need to build additional affordable homes in this area; however, there are other areas of land available that would be more suitable for such a massive, dense development project of this magnitude. Also, the unnecessary removal of thousands of mature oak trees and the increase in population alone are troubling but I am greatly concerned about what will happen to our air quality, the quality of our water, the 25% increase in population with the already overcrowding in our schools, the increase in traffic and commutes will get much worse not to mention the many other biological impacts.

The other serious concern we have is about Fire and Safety issues. We lost a beloved neighbor a month ago due to the lack of emergency response teams being able to reach him in time to save his life. We should not have to live in fear of emergency services being able to reach anyone in our community.

We feel that we must make our voices heard before it's too late. We do not support this project and pray that it will not be allowed to move forward.

Sincerely,



Mary & Frank Gutierrez
830 Jessica Place
Nipomo CA 93444
661-332-2097

August 18, 2023

Local Agency Formation Commission (LAFCO)
1042 Pacific St. #A
San Luis Obispo, CA 93401

Re: Proposed Dana Reserve Project

Hello,

My name is Rick Jaime and I've lived in Nipomo very near the proposed Dana Reserve project for 37 years.

I'm writing to let you know I'm greatly concerned about safety issues with this project. I understand this project will add over 1300 houses (4500 – 4800 more people) on a ½ mile square area increasing Nipomo's population by 25%.

In my opinion, that's too many people to add to the west side of Nipomo. Hwy 101 cannot currently support the commute traffic and Caltrans has stated there will be no expansion to 3 lanes along our corridor. If there's an emergency and people need to evacuate, they won't be able to get out.

Adding this number of people to the community just because we have the space doesn't mean the community can support the increase. Swap meet traffic is already a huge problem. Pomeroy experiences multiple bad accidents on a regular basis and there was one fairly recent fatality in the same proposed project location.

I feel this proposed project's emergency evacuation plan is unrealistic. The plan calls for dense housing to accommodate as many people allowable to live in a compact space with little time to evacuate.

Let me share with you the results of poor development and planning from personal experience. I was part of the fire disaster recovery effort that happened in Paradise, CA. Let me describe the similar conditions. This project and parts of Paradise had similar conditions where building and development were allowed. Fire broke out and people couldn't get out. Roads went in circles (just like this proposed development) leading to other roads (narrow in width) **with no fast evacuation** and finally to a road that's still in a residential area and not even a main exit. Traveling through all this, it was impossible not to notice the bright orange X's representing possible human fatalities on buildings, homes and vehicles. More than 85 people perished at the Paradise disaster. Sadly, the recent horrific fire and loss of life in Maui echoes the same problem.

Instead of this dense housing, I feel the proposed location should rather be developed under a rural ½ to 1-acre parcels to preserve trees, wildlife and fauna. This will also greatly help evacuation from this area in case of emergency. I feel the low-income housing should be developed closer to the Old Town Nipomo area on the east side of Nipomo (other side of the freeway).

Let Nipomo first develop its infrastructure to support growth i.e., fire protection, law enforcement, first response ambulance service, schools, etc.

I urge you to vote not to approve this project as proposed.

Thank you for your consideration in this matter.

Respectfully,

Rick Jaime
921 Cascada Lane
Nipomo, CA 93444
(805) 310-9427



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

Diane Strawsburg
810 Ten Oaks Way
Nipomo, CA 93444

To whom it may concern,

I oppose the Dana Reserve Development Project. I am a Nipomo resident on Ten Oaks Way and am very concerned about the Dana Reserve Project going through.

My husband and I moved in 8 yrs. ago from Grover Beach, drawn to the more rural setting of Nipomo. We were unaware of the volume of traffic that occurs on our street on a daily basis as people use it as a short cut from Willow Rd. to Pomeroy and vice versa.

At certain times of the day there is an excessive number of cars going passed our house. Now you are contemplating adding even more cars to the equation. I have already been uncomfortable about leaving our garage door open for any length of time as people drive by looking in.

There are many things I disapprove of with this project, but I am mainly concerned about the increase of traffic that will undoubtedly occur if this project is approved.

Please keep Nipomo rural and reject this project.

Sincerely,

Diane Strawsburg

Diane Strawsburg

LAFCO (Local Agency Formation Commission)

1042 Pacific St. #A

San Luis Obispo CA 93401

To whom it may concern

Re: Dana Reserve Housing Development Project (DR)

We are writing you as concerned citizens of Nipomo about the DR.

First the removal of an abundance of mature oak trees, some as old as 300+ years is an absolute disaster. These trees should not be mitigated by the developer buying a mitigation parcel on a hill; inaccessible to all, over a mile away from the eliminated ones, with trees not threatened with development. This is an irresponsible use of oak mitigation policy. When Willow road was put in and oaks removed they were mitigated by the planting of oak saplings. After many years of watering and monitoring, the mitigation project was deemed a failure as only 1 individual mitigated oak has survived. That means the oaks trees cut down from the Willow Road project are gone FOREVER. This example shows that the planting of mitigation oaks in Nipomo to account for the removal of mature trees has been a failure. If the same mitigation is applied to The DR, it will also mean that the oak trees cut down are gone Forever resulting in a NET LOSS of oak trees in San Luis Obispo County. Please do the right thing and protect these oaks by protecting IN PERPETUITY, oak woodlands on the project site. Leaving the oaks as is will mitigate the greenhouse gasses.

The biological destruction from this project is not limited to the oak trees. Sensitive plant communities, a federally endangered flower and wildlife will be all but eliminated by allowing this project to go forward. The locally rare Burton Mesa Chaparral and the federally endangered Pismo Clarkia will be all but eradicated by the project. Moving a few houses away from these species won't do enough to protect them as all but a small amount of habitat will be left, meaning most of these species will be gone forever. Wildlife species such as badgers, Nuttall's woodpecker, pallid bat and common species such as snakes, salamanders, sliver legless lizards, birds and coyotes that call this plot of land home will die off as these habitats are bulldozed. If not killed during the initial construction; they will die from lack of food and shelter they depend on for survival.

The property for the DR is surrounded by rural residential which allows for livestock, horses, FFA projects and the like, all land uses not allowed in the new development. This could possibly cause land use conflicts between established residents and their way of life and the new residents moving in. The livestock, horses, FFA projects and the like as well as domesticated animals around the DR will likely be

caused un-do stress. Baseline noise in this peaceful habitat will be increased by project construction which will negatively impact the behavior of native animals and domesticated ones as well.

In comparing other large developments in Nipomo, the Trilogy development by Shea has approximately 1350 homes on 957 acres, the Blacklake development has 605 homes on approximately 640 acres but the DR will have over 1200 homes on 280 acres plus other amenities that developer proposes. This project is way too big for the amount of acreage and it is all urban sprawl not infill development. It feels like the developer is cramming 500 pounds of dirt into a 100 pound bag!! This project is too big regardless of changes made to this project.

"I think the high-density developments are problematic in terms of keeping the rural nature of Nipomo that the community continues to say that it wants" They're simply mutually exclusive...you can't have both (high density and a rural feel) (Jesse Hill NCAC Member, Nipomo Adobe Friday October 28 2005 pg. 3)*

Kevin Beauchamp said "he was drawn to Nipomo for its "ruralness" and is a supporter of "smart growth." "We've overstepped our infrastructure on traffic and on the water issue" (Kevin Beauchamp NCAC member Nipomo Adobe October 28th 2005 pg.3.) *

"Approval of this project will continue the piecemeal process of disorderly growth that erodes the rural character of the Nipomo Mesa. The project will exacerbate the depletion of our water resources and further add to our traffic problems. (Marianne Buckmeyer, Save the Mesa president Nipomo Adobe October 28 2005 pg. 10)

"The mitigations recommended in the EIR may lessen but not eliminate the negative environmental impacts." (Ed Eby Nipomo Adobe October 28 2005 pg.10)

"Unfortunately, we are in a climate where developers are continually permitted to erode the rural character of the Nipomo Mesa." (Ed Eby Nipomo Adobe October 28 2005 pg.10)

The above 5 quotes are from 18 years ago. Are they far off from today? Absolutely not. All the comments stated 18 years ago hold true today.

There have been many water studies done regarding the drought and they state that we have enough water to proceed with this project and that it would be to the benefit of all Nipomo because our sewer and water bills will go down. There are many homes in Nipomo that are not on sewer and there are no savings for them in that regard. The savings for all of Nipomo households is approximately \$2.50 a month on the water. Not enough to be in favor of this project. We would rather pay 10X our water bill then to look at what will surely be a monstrosity of high density urban sprawl that clashes with the ruralness that is Nipomo. Water is the heart of this project from the beginning to infinity. Water when

the grading starts, for dust control, water used for curbs, driveways, water used for tile, grout, paint stucco landscaping and on and on. Let's not forget water for everyday living. The only way there will be enough water is to own the water source.

Additionally we should be conservation minded; water should be used to refill our aquifer first, after many years of drought, not to be used to service new connections like the DR If this development gets approved and our water gets cut off from Santa Maria (via the state) before it is completed; all the environmental damage will have been done already. All that will be left is a dirt pile on the side of the freeway, having been denuded for nothing.

The increase in traffic from this development will cause more large backups on Mary and Tefft Streets and both north and south bound off ramps as all of the Nipomo amenities are accessed by using Tefft Street. Our roads cannot handle that much growth. This development will increase the population of Nipomo by 26%. Pomeroy is a thoroughfare to get from one side of town to the other (north to south) especially when there are incidents on Hwy 101 and is dangerous for residents trying to turn into their streets or driveways. There have been crashes on Pomeroy in the middle of the day; the addition of hundreds of cars per day will be very dangerous for those who live on the attached streets. The developer's plan, according to the website to improve traffic circulation is to open up Willow Road and Pomeroy Road. Last I looked Willow and Pomeroy were already connected. An additional "improvement" of the project is to connect North Frontage Road to Willow Road; however, the traffic study indicates this will only serve to clog Willow Road's north and southbound ramps, making this area just as bad as Tefft Street. This 'improvement' is supposed to help with swap meet traffic, but since most customers of the swap meet come from the south, this is not the benefit the developer claims, especially since the traffic study states that traffic on Sundays will still be beyond capacity.

According to the website worldpopulationreview.com Arroyo Grande has a population of 18,528 and Nipomo has a population of 18,440. A difference of 88 people! Look at what amenities Arroyo Grande has to accommodate their population and look at what Nipomo has. Arroyo Grande has a well-defined old town with thriving businesses as does the rest of Arroyo Grande. With this piecemealed approach to development in Nipomo our businesses are scattered throughout rather than being concentrated in our old town district as the general plan for Nipomo states. The east side of Highway 101 should be the focus of development as the general plan is supposed to support the developing of an "old town" filled with businesses and higher density living. Why then are all of the proposed businesses further away from old town Nipomo? This project, which is set to add a commercial area with a college campus, grocery store, microbreweries, cafes and coffee shops should be considered for the east side of Nipomo where these businesses would revitalize the old town area as denoted by the general plan. The small businesses here in Nipomo are not thriving. We expect more planning and infrastructure improvements before a development of this size is approved. We need a town before we get a population increase of 26%.

Affordable housing is being thrown around as a benefit of this project. What is affordable anyway? People's self-help housing is the only credible "affordable housing" being attached to this project. However, that is only a few proposed units, to be built on land provided by the developer, not built out

with the project. "The Middle" as the developer likes to say or "Workforce Housing" is being sold as affordable, but how will it actually be affordable for citizens, the workforce of Nipomo without deed restrictions? It will only be affordable the first time sold. How is that a benefit to this project? The DR website states "Workforce housing is based on median income and for San Luis Obispo County that falls in the \$600K range, which is STILL EXPENSIVE but it will only become more expensive to be a homeowner in our county. The DR will give a priority to local residents for homes sales and also to interested buyers that can PROVE that living at the DR will reduce their vehicle miles travelled as compared to their existing residence." How in the world do you prove that? By checking the yes box?? That is ridiculous!! It seems like this project along with others that have been built are segregated by class. Million dollar, middle and low income that is not typically located in the desirable area of the project.

Caltrans has deemed that the area in which the DR will be located is too rural for improvement on this section of Highway 101 and Willow Road meaning all of the additional commuters and existing residents will be stuck in heavier traffic on 101, in which traffic is already bad at rush hour.

There is not enough good paying jobs in Nipomo, which this project provides very little of. Nipomo has 0.66 jobs per household now, and it will only get worse if this project goes in considering the housing vs jobs imbalance the project will further skew. The jobs are north and south of Nipomo, the jobs that will allow for a house that costs 600K and above. Adding more greenhouse emissions and vehicle miles travelled on our already busy freeway. Removing the oak trees will certainly create more pollution as they are what keep the carbon dioxide levels at bay.

The idea that "our kids" can't buy a house where they grew up is a bad argument. What makes you think they want to buy a house in Nipomo? We raised 2 boys in Nipomo and after junior college locally, they left to make their way in this world. They knew as young adults that there were not enough nor would there ever be enough high paying jobs to be able to live in Nipomo. When our boys left home, to follow their dreams, it never involved moving back to Nipomo, for what? They have made their lives elsewhere.

This project is projected to take 7 to 10 years to complete! 7 to 10 years of noise and poor air quality and streets tore up. What about the peaceful enjoyment of our homes, our town? We are all tenants of Nipomo and deserve to have peaceful enjoyment of our homes.

Having lived in Nipomo in the same house for 36 years we have enjoyed some "progress". The DR is not a change we are willing to accept as is. We see no social/economic benefits to this plan. The degradation of Nipomo is all we can see. Nipomo, our paradise will be lost forever. This project will not enrich the future of Nipomo it will make it high density urban sprawl like much of the residential locations in Santa Maria.

The limited social and economic benefits of the DR will not outweigh the many significant impacts of the project. As longtime residents of Nipomo, we ask that this project be denied as the project itself is too big and cannot be redesigned to be of any benefit to Nipomo.

It should be the duty and integrity of anyone in the decision making process that has been lobbied by the project partners or its administrators that result in campaign contributions or some form of financial gain to recuse themselves from this decision making process.

The environmental damage that this project will cause will be on your shoulders and it will be built on the backs of all that live in Nipomo.

We owe it to Nipomo to present/approve a project that does not significantly decrease the quality of life for existing and new residents of Nipomo. A true land reserve/preserve with open space, the oak trees the chaparral intact would be a benefit to all throughout the county and it would retain, as it should the natural beauty of the land given to Captain Dana in 1837.

Respectfully

A handwritten signature in cursive script that reads "The Sturgeon Family". The signature is written in black ink and is positioned above the printed name.

The Sturgeon Family

blue-skies@charter.net

August 10, 2023

*NCAC is now SCAC

Danna M. Weidner & Thomas L. Cash
1551 Cielo Lane
Nipomo, California 93444

August 9, 2023

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

Re: Response to FEIR on Dana Reserve Project in Nipomo

My husband and I have been residents of Nipomo for almost 5 years. After living in two other areas of SLO county, we settled on Nipomo primarily because of its rural character. We love the fact that houses are surrounded by property giving them privacy. It greatly reminds us of the small towns my husband and I grew up in before sprawled changed all that. I have reviewed the FEIR and have several concerns about this project.

I use the Willow Street exit off the 101 almost exclusively to avoid heavier traffic on Tefft. Adding a development of 1400+ homes will have a substantial impact on traffic both getting on and off the freeway and then on Willow and the 101. Since most of the new residents will not work in the area, they will be commuting most likely to San Luis Obispo. The 101 is already very congestion during rush hour (I already need @ ½ hour extra during rush hour to come from Pismo to Nipomo); so the added traffic burden will only add more misery and delays. Also because of the increased traffic, there will be a corresponding increase in automobile emissions further polluting our air and contributing to CO₂ levels.

We love our area and its plant and animal life. Cutting down hundreds of mature live oak trees and the resultant habitats they provide is unconscionable. Even replanting with a 4:1 ration is not an answer. Young trees require lots of regular watering and some, despite even good care, will not survive. In addition, reptiles, bees and raptors, to name a few, will be displaced and need to find new homes. Also, the winds will lose a barrier (like when Trilogy cut all their trees down and caused an increased dust problem) which will no doubt increase dust in our air and further degrade air quality effecting my allergies even more.

The quality of life in our county will definitely change if we approve this project and its increased population. If we as residents wanted to live in a congested area with traffic issues, we would have stayed in our previous communities. I believe one large housing development (such as Trilogy) is enough for our small community. The strain on our population will obviously also impact services—things like schools (which are already at or near capacity), fire, police and general safety. In addition, the developer will leave us the taxpayers to foot these increases in cost in the future.

While we would prefer no project. We know this is unrealistic. Given that, I would prefer alternative choice #2.

I sincerely appreciate your consideration.

Danna M. Weidner 

Danna M. Weidner

814 Camino Caballo
Nipomo, CA 93444
August 9, 2023

Dear Sir at LADCO,

Greetings from beautiful Nipomo. Thank you so much for your time and attention reading this letter and your consideration for the best outcome for our community regarding the Nipomo Reserve.

My husband, children and I found Nipomo 50 years ago not long after returning from a time overseas. When we built our home and moved in June of 1973 there was very little population here and practically nothing commercial. I have watched our community grow and have been thankful for the amenities and the folks who have found Nipomo like we did. As I think of the housing projects that have been built here I realize that the developers chose either open land for subdivisions or stayed within the footprint of the surrounding building. This new project, the Nipomo Reserve does neither. On three sides of the proposed development are homes on acreage of 1 acre or more with the freeway on the remaining side. I feel as if Mr. Tompkins is trying to build a small city in the midst of a country atmosphere, it is a total outlier. Families with land have animals etc, producing noise, odors and insects, not good for neighbors who are so closely squeezed into their land.

My other reservation about this project is the removal of the thousands of mature oaks. Some of these trees are estimated to be hundreds of years old and I know it would be a mistake to cut them down. The trees add quality to our lives and the environment that cannot be replaced. Mr. Tompkins is willing to replace a large number of trees that are less mature and in a different location but those trees cannot replace the value of the mature trees.

Years ago acres of eucalyptus trees were removed to make room for the Trilogy complex of homes. That action changed the environment of those downwind and others and I would not like to see that happen again.

Thank you again for your attention.

Sincerely,

Pamela Wilson