

Carla Haynie  
1585 Hogan Court  
Nipomo, CA 93444  
October 28, 2024

To: Members of the Commission San Luis Obispo Local Agency Formation Commission (LAFCO)  
1042 Pacific Street, Suite A  
San Luis Obispo, CA 93401

Subject: Public Comment Regarding Dana Reserve Specific Plan,

Dear Chairperson and Members of the Commission,

I am writing to submit my comments regarding LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve), which is currently under consideration by the San Luis Obispo Local Agency Formation Commission (LAFCO).

The mission of the South County Advisory Council is to provide a forum for citizen involvement and seek to achieve sound community planning and development in Nipomo. The SCAC is on record supporting a Community based alternative plan with many fewer impacts, greater consistency with the general plan and proposed 900 units.

This project as proposed is arguably one of the largest and most complex in SLO County history and we encourage your commission to take extra time to insure your decision is fully informed. As an agency of concern you also have the right and the responsibility to take an independent look at the project as defined in LAFCOs scope to address the key question:

*Given the number of unprecedented of Class 1 and other impacts does the project benefits justify a statement of overriding concern?*

We urge you to look carefully at the questions previously directed at the project and issues within the approval process including the dissenting comments of both the Supervisors and Planning Commissioner.

This letter includes suggested questions and recommendations consistent with LAFCOs scope and policies for the study session, thank you for your consideration of these suggestions:

**Projects within the existing NCSD boundaries:**

Regarding General Policy 2.3.2. *Prior to annexation of territory within an agency's Sphere of Influence, the Commission encourages development on vacant or underutilized parcels already within the boundaries of a jurisdiction. The agency should provide LAFCO with a build-out estimate or inventory and document how it was prepared.*

We request you assess the number of new projects and specific number units that are currently proposed, approved or in the County permitting process within the existing NCSD boundary with special attention to those in the affordable category, and:

—Compare how these numbers close the gap on the RHNA numbers sought by the County with consideration for Nipomo’s fair share.

—We contend these projects align with LAFCOs priorities in orderly and responsible growth in terms of consistency with the General Plan and projected and planned for population growth.

The Sept. 19, staff report, pg.2 states: “... *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 consideration what the applicant of the Dana Reserve claims about categories of affordability, we request you insist on an up date study of the projected the cost for housing within each of the categories at the projected time of sale. We strongly suggest you seek an independent source to cross check the developer provided data. The market study provided by the developer has significant deficits and requires review as pointed out at the BOS.

We contend the number and ratio of actual affordable housing is lower than promised, overly weighted with luxury housing and not worth the cost of unmitigated impacts.

**Population Considerations:**

Regarding policy 56668 (a) *Population and population density.... and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years. The DRSP is anticipated to result in a total population growth of at least 4,200 residents. This would result in a total population of over 23,000 in the unincorporated community of Nipomo by 2030, approximately 15% higher than the population projected for 2030 derived from buildout population projections. (DEIR 4.14-25)*

We request: you evaluate the projected population estimates with the new projects in the pipeline to realistically assess if these cumulative impacts can be sustainable with current and proposed infrastructure including road and traffic. This is essential that you determine what studies or expertise or testimony you can bring to better understand the reality of this projected increase. Nipomo will live with these impacts forever, take the time to get this right.

**Biological Assets:**

Consistent with LAFCO General Policies 2.1.1. ...balance the need to efficiently provide public services with the sometimes-competing interests of discouraging urban sprawl, preserving prime agriculture land and open space (CKH Act 56001 and 56301).

Considerable attention has been focused on the assessing housing side of the equation. Your agency could help strike a critical balance between the competing concerns of protecting unique biological resources and the provision of housing by including the following:

Request in a follow up study session to learn about the unique biological assets in the project and the concerns within the existing mitigation plan. Allow local experts (with no financial interest in this project) to share extraordinary recent research and suggest practical solutions for permanent conservation opportunities including conservation easements of impacted habitat that is actually

being impacted. Experts concur that the proposed foothill ridge property does not protect the associated plant community of the Nipomo.

Regarding the parcel on the ridge, note that the west facing portion of the parcel on the ridge of the Temmettate Ridge is critical agricultural corridor and foothill view shed. Please determine why this parcel is not also protected by a permanent conservation easement.

Circulation options that do not transect the central oak corridor (Collector B) and increased buffer between the oak forest and the residences would both reduce tree count and protect sensitive species from the “edge effect” of development.

LAFCO should take time to learn more about viable concepts presented by the Community Colition and endorsed by the SCAC. Allow an SCAC response to the developer funded study when we contend elements of the plan are feasible.

This research would be consistent with general policy 2.1.6. *The Commission will recognize and preserve clearly defined, long-term agricultural and open space areas established by the County or other jurisdictions to preserve critical environmental areas and to bolster local economies (Gov. Code Section 56001). This may be accomplished using agricultural easements, open space easements, conservation easements, or other mechanisms, that preserve agricultural or open space lands in perpetuity.*

And also support LAFCO policy:2.10.6 *The Commission shall consider the involvement of the public in actions affecting the environment as an essential and indispensable element of the decision-making process.*

#### **NCSD Capacity:**

Regarding General Policy: 2.3.8. *The district has the capability of meeting the need for services and has submitted studies and information documenting its capabilities*

This project requires new level of administrative and infrastructure for the NCSD.

To insure NCSD has the capacity to do so, we suggest LAFCO request NCSD present their short, medium and long range planning documents. If this is not availability at this study session, request a follow up study session to review the advance planning and administrative capabilities of this agency.

#### **Scrutiny of Amenities:**

Regarding amenities of the Project, LAFCO Policy number 56668 (c) to consider..” The effect of the proposed ...on mutual social and economic interests,..”. We urge you to take time to carefully examine the details the amenities proposed in the developers presentation.

—Identify specific designs and amenities and responsibilities within the proposed park and open space areas to help assess quality and feasibility of what is proposed for future residents.

—Please determine why County Parks will not be involved.

—Assess what legal assurance future residents and community members have to be assured of a quality park being established and maintained. What will be the costs and other amenities cost borne by residents of HOA be affordable? Ask the developer to demonstrate that these costs have been factored into affordability both purchase price and monthly fees.

—Seek stakeholder feedback on the pedestrian and equestrian trails designs. SCAC has received highly critical input regarding design of staging area, proposed route, biological impacts relative to users.

—Regarding the Cuesta College South County Site: Request an explanation from a Cuesta College faculty representative to understand why the facility senate voted to stop the administration from publicly voicing support this project. Consider a request for financial information from Cuesta to demonstrate the viability and timeline for construction of the facilities, as there is dissent within administration about feasibility.

—What are the timeline and costs born by donors in the community for the fundraising needed by People's Self Help Housing from design and construction of affordable housing?

Each listed asset, with purported potential benefit to the community should be evaluated so as not to obstruct the larger issues such as identified Class 1 and Class 2 impacts within the community to assess the overall merits of committing to a statement of overriding concern.

**Legal Provision of Water:**

*Regarding General Policy 2.1.11. In any proposal requiring water service, the Commission requires that the agency to which the annexation is proposed should demonstrate the availability of an adequate, reliable and sustainable supply of water.*

Insure that all the issues raised about NCSDs legal capacity to provide water in the pending litigation are understood by your council. Your staff report advises that you can't condition your approval pending the legal decision, but you must have certainty that any decision you make is consistent with the law.

We recommend you obtain independent attorney testimony from State council familiar and involved with the Nipomo groundwater adjudication stipulation settlement on all aspects of the legal questions raised. Share these details in a public setting so your decision is informed and transparent. An extra study session on this topic would be important information demonstrate thoroughness in your decision making process.

**LAFCOs Duty for independent review:**

The Staff report states you "*must assume that Final EIR complies with CEQA*"

As a responsible agency you have the right and duty to make an informed and independent decision which involves addressing the important questions raised in all relevant documents about impacts, and potential shortcomings in the CEQA process. Without this level of scrutiny this could impair decision making or worse put LAFCO into a legal bind later.

Thank you for your service and your thorough consideration of our recommendations.

We only get one shot at building our community, the South County Advisory Council urges you to please take your time to get this right!

Sincerely,



Carla Haynie

**Morgan Bing**

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Tuesday, November 5, 2024 10:10 AM  
**To:** Morgan Bing  
**Subject:** New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



**LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD  
(Dana Reserve)**

<b>Your Name:</b>	Nancy Lee
<b>Your Email:</b>	twiga1313@gmail.com
<b>Subject:</b>	Dana Reserve project
<b>Message:</b>	<p>I am opposed to the Dana Reserve project as it is currently proposed because the project will (1) increase traffic, without sufficient mitigation methods, (2) increase attendance at our schools, without adequate preparation for so many additional students, and (3) will significantly increase the population of Nipomo without providing for additional medical care, shopping, and other necessities of life. Also, it is not consistent with various County ordinances, including the following: 1. The County's Land Use Ordinance lists the limiting requirements for a future Specific Plan of the Dana Reserve area to include the following provision: "b. Oak habitat preservation. Designation of the existing oak forest habitat for open space preservation, where limited recreational and open space uses may be allowed." The DR Project is inconsistent with this Ordinance. 2. The Conservation and Open Space Element of the County's General Plan states: Native habitat and biodiversity will be protected, restored and enhanced. The proposed destruction of the oak woodland and Burton Mesa Chaparral habitat is a clear violation of this as it will destroy oak trees and other native plants, and will adversely affect various species of animals and other creatures. 3. The Conservation and Open Space Element of the County's General Plan Goal OS1 states: "Important open space areas will be identified, protected, sustained, and where necessary,</p>

	restored and reclaimed.” It is clear that this project severely diminishes open space. I request that the Dana Reserve project as proposed be denied. Thank you.
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<b>Attachment:</b>	
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## Morgan Bing

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**From:** Steve Yamaichi <yamafam@att.net>  
**Sent:** Tuesday, November 5, 2024 12:45 PM  
**To:** Morgan Bing  
**Subject:** LAFCO File No. 4-R-22 | Annexation No. 30 to Nipomo Community Services District (Dana Reserve Specific Plan)

Morgan Bing,

I understand LAFCO has determined that the Dana Reserve Specific Plan (DRSP) is located within the Sphere of Influence of the Nipomo Community Service District (NCSD).

As a long time Nipomo resident (23 years). I am writing to you and LAFCO to **not approve** the application submitted by NKT Development, LLC for annexation of the DRSP area into NCSD for water, wastewater, and solid waste service.

NCSD is importing water from the City of Santa Maria because the current NCSD wells cannot meet the water needs of existing Nipomo residents and businesses. All NCSD customers are paying an additional monthly fee to help cover the cost of importing Santa Maria water to Nipomo. With that in mind, I do not see how the NCSD can meet the water needs of 1370 additional residences and a multitude of new commercial businesses.

Before LAFCO issues their decision on the annexation of the DRSP. I am requesting LAFCO to require the NCSD to submit a written plan to LAFCO on how they will meet the future water needs of the entire DRSP development.

Again, I am asking LAFCO as the Responsible Agency under the California Environmental Quality Act to **not approve** the annexation of the DRSP into the NCSD.

Steve Yamaichi  
724 Via Seco  
Nipomo, CA 93444

## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Thursday, November 7, 2024 11:12 AM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?



### Inquiries, Comments, Questions?

<b>Your name:</b>	Pamela Sturgeon
<b>Your email:</b>	blue-skies@charter.net
<b>Subject:</b>	Annexation of NCSD into the Dana Reserve Property
<b>Message:</b>	<p>September 12, 20204 County Health Department said that there was an uptick in the cases of Valley Fever. Please consider this on November 14. The grading of this property that has never been disturbed before may very well cause a Public Health Emergency for surrounding neighborhoods and Nipomo in general. No calling of the Air Pollution Control District when the grading begins is going to stop this possibility. The alternative plan will alleviate some as the grading in this plan will be less then the current plan. A public health emergency? for years? Is this what we really want so some can have a house? I don't think so. Please consider the residents of Nipomo not anyone else in the County when it comes to this very big possibility. This is another unmitigable issue that was never even mentioned and can not be mitigated. Please follow your rules.....Thank You</p>
<b>Attachment:</b>	

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Subject: Urgent Objection to Proposed Development Project

11/7/2024

To the LAFCO members:

I am writing with grave concern regarding the large-scale development recently approved by the county. Our town, a close-knit and primarily residential community, cannot sustain such rapid and expansive growth in one stroke. The proposed 3+ story apartment complexes, high-density housing, and multi-story developments threaten to permanently damage the unique character and quality of life that residents value deeply. Approving this project disregards the principles of orderly, sustainable growth and appears to prioritize profit over the well-being of our community.

It is deeply troubling that the county seems increasingly influenced by external interests, allowing decisions that cater to financial gain and connections at the expense of its own residents. This project is not just an expansion; it represents a 25% increase in population in a short time, which would irreversibly strain our town's infrastructure, resources, and community spirit. This blatant disregard for the town's character and the residents' input is unacceptable. We see right through the motivations here—this is not about community betterment; it's about financial gain for a select few.

Our county leaders were elected to promote growth that benefits the region sustainably, to prevent urban sprawl, to preserve open spaces and prime agricultural lands, and to thoughtfully extend government services. This project fails on all counts. It is unfathomable that we are expected to accept luxury developments at the expense of our town's natural landscapes and ecosystem.

This county should not bow to elitism or financial pressures, nor should it sacrifice our quality of life to appease outsiders who wish for a brand-new home on pristine land without having invested in the town's growth. It is time to stand by the principles of responsible development and respect for the community.

I urge you to exercise your authority to cancel this project as it stands. The decision-makers have a responsibility to ensure that growth is balanced, gradual, and in harmony with the values of this town. This project is not in our best interest; it's a step toward a future that disregards our heritage, our environment, and the community that makes this place worth living in.

Respectfully,

Cassie Brown

20 Year Nipomo Resident

## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Thursday, November 7, 2024 3:09 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### Inquiries, Comments, Questions?

<b>Your name:</b>	Courtney lee
<b>Your email:</b>	Courtneylee063@yahoo.com
<b>Subject:</b>	No to the Dana reserve development
<b>Message:</b>	<p>This plan is outrageous. Nipomo is know for its beautiful wildlife. It's the reason people come to Nipomo. Anyone who drives through Teft between 6-8am already experience insane traffic. It can take 20 minutes to get on the freeway with the population of this small town. Currently our schools cannot handle any more children, there isn't even a middle school in our town. How do you expect them to get to school in another town when they can't even get a bus system to get the children to school with the amount of students we currently have? Don't ruin our beautiful rural Nipomo. Courtney Lee</p>
<b>Attachment:</b>	

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## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Friday, November 8, 2024 12:29 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### Inquiries, Comments, Questions?

<b>Subject:</b>	Annexation of Dana Reserve
<b>Message:</b>	<p>This project is wrong for this area in so many ways: How will the lack of schools be addressed? What about additional fire and police? Housing (imbalanced housing to job ratio, greatly increasing traffic in an already traffic congested area) Transportation (increase in traffic impact the surface roads throughout Nipomo) Air Quality Greenhouse Gas Emissions Land Planning (multiple elements of the project are vastly out of alignment with the South County Area Plan, including how this land was intended to be developed vs the present project). Biological impacts (3948 mature oak trees to be removed, federally endangered species to be removed, special habitants to be removed.) We have a lot is our neighborhood that can't be used for a house because they can't take down ONE oak tree!! HOW CAN THEY BE ALLOWED TO TAKE DOWN 3500 TREES???</p>
<b>Attachment:</b>	
<b>Your name:</b>	Amie Linscott
<b>Your email:</b>	amie.linscott@gmail.com

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## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Friday, November 8, 2024 1:36 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### Inquiries, Comments, Questions?

<b>Your name:</b>	Dan Day
<b>Your email:</b>	dandday247@gmail.com
<b>Subject:</b>	No on Dana Reserve Annex
<b>Message:</b>	There are so many better places to build homes than this location. Please consider there is already not enough water regardless of what the builder says. Nipomo does not have the infrastructure to support this huge increase in people and houses. Listen to your residents. This is not the way. Please vote against the annexation.
<b>Attachment:</b>	

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## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Friday, November 8, 2024 12:42 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### Inquiries, Comments, Questions?

<b>Message:</b>	dear lafco : i urge you to postpone your decision about the dana reserve, until more thorough and rigorous study has been undertaken. there are so many unanswered important questions and missing details that need scrutiny. nipomo is a small community without the infrastructure to absorb such a huge influx of new population and negative impacts, on schools, traffic, air quality, and natural resources, to name a few. thanks for your careful consideration of slowing down the process.
<b>Attachment:</b>	
<b>Your name:</b>	jeanie class
<b>Your email:</b>	jeaniemiddleclass@charter.net
<b>Subject:</b>	please delay decision on dana reserve

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## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Friday, November 8, 2024 1:34 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?



### Inquiries, Comments, Questions?

<b>Your name:</b>	Kelley Day
<b>Your email:</b>	imkellbell@gmail.com
<b>Subject:</b>	Hear our cries!
<b>Message:</b>	Please listen to those who live in Nipomo. This development is much too big. We don't want it at all. There are so many better places to build homes. This is not the place. Hear our cries!
<b>Attachment:</b>	File attached — <a href="#">please log in to download it securely</a>

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Nov. 8, 2024

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

Dear LAFCO,

I am writing to you to implore you to consider the below in your review of the annexation of the Dana Reserve, Nipomo. The plan for the Dana Reserve is exceptionally aggressive and extremely large for the area. There are many issues with this plan, but the biggest issue is the lack of water. I understand the developer lays claims that there is enough water given that Nipomo is going to soon be getting a larger share of supplemental water, however, that water was slated for the current residents of Nipomo, not such an expansive increase of population all at once. Secondly, the issue will always be that the water is supplemental. In severe droughts, this water will be pulled at by many cities and with greater need. Per your own SLO LAFCO Policies adopted 8/17/23, “2.1.11. In any proposal requiring water service, the Commission requires that the agency to which the annexation is proposed should demonstrate the availability of an adequate, reliable and sustainable supply of water. In cases where a phased development is proposed, the agency should demonstrate that adequate service capacity will be provided as needed for each phase. In cases where a proposed annexation will be served by an onsite water source, the proponent should demonstrate its adequacy (CKH 56668)”. You are going against your own policy only one year after it was adopted as NCSD has committed to provide water resources to the Project that Petitioners contend were not, are not, and cannot be made available for such an allocation.

The plan for the Dana Reserve is simply much too large. Again, your own policies state you will “... discourage urban sprawl...”. This plan is in direct opposition to that policy. Per SLO County’s Regional Housing Needs Allocation (RHNA) numbers, the state is mandating that the County plan and permit for about 1,900 low- and moderate-income housing units by 2028. Only 30% of the total units in this project fulfill that requirement, which means 70% or 1,022 of the 1,470 proposed units aren’t the type of housing that the state is requiring us to build. The rest will be more high-end homes that are unattainable for the vast majority of the people who live here, and for which there is the greatest need.

With all this housing comes a great influx of population. The project is anticipated to result in a total population growth of at least 4,200 residents. This would result in a total population of over 23,000 in the unincorporated community of Nipomo by 2030, approximately 15% higher than

the population projected for 2030 derived from buildout population projections. (DEIR 4.14-25). Our schools are woefully unprepared for this influx. We currently don't have enough school bus drivers to even get our existing children to school. Likewise, our community doesn't even have a middle school. The kids currently have to be bussed to Arroyo Grande, and again, we don't currently have enough bus drivers to get our kids to school. How is this to be remediated with an additional influx of 4,200 residents: likely 2000 of them kids needing to get to school?

Lastly, I'd like you to consider the traffic. Buildout of the Dana Reserve would exceed the County VMT (vehicle miles travelled) thresholds and therefore is not consistent with State CEQA Guidelines section 15064.3(b). VMT per employee would be incrementally reduced compared to existing conditions; however, the project-related increase in residential VMT per capita and overall VMT would exceed the County VMT thresholds. Impacts would be significant and unavoidable (Class I). The VMT analysis concluded that the project's estimated VMT per employee and residential VMT per capita are higher than the regional averages and that the project would generate an increase in regional VMT. Have you tried to get across Teft in the morning on your way to work and school? It's a nightmare.

In conclusion, our little community is not prepared for such a large development. We don't want it at all. But if you must approve such a thing, please, please consider scaling the project down significantly. Our community just doesn't want this.

Thank you for your consideration,

Kelley Day



## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Friday, November 8, 2024 2:16 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### Inquiries, Comments, Questions?

<b>Your name:</b>	Mike Pecen
<b>Your email:</b>	mpecen@gmail.com
<b>Subject:</b>	Vote on Dana.Reserve Annexation
<b>Message:</b>	<p>To whom it may concern ~ I am a longtime home owner and resident of Nipomo. I've owned a home here since 2003 and have lived in Nipomo full time for 16 years. Change and growth is inevitable, however we need to ensure that growth is smart and holistically balanced. I've also been a resident of San Clemente, an incorporated city with 3x the residents, that has smart development policy that only 50% of a given area can be developed. This helps ensure resources, whether infrastructural or natural are not over utilized and that the city doesn't become overpopulated, over trafficked and over polluted. In this vein, I urge you to hear and consider the Nipomo Action Committees 19 unavoidable impacts to our community if the Dana Reserve project proceeds as planned.</p>
<b>Attachment:</b>	

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## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Friday, November 8, 2024 3:02 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### Inquiries, Comments, Questions?

<b>Your name:</b>	Russell Fairbrother
<b>Your email:</b>	whatruss20@gmail.com
<b>Subject:</b>	Dana preserve
<b>Message:</b>	<p>I'm a 40 year resident of Nipomo- I moved here for serenity and rural. Over the years the traffic has increased drastically. I suggest one try the commute to get on the freeway in the morning rush. This developer NICK TOMKINS SHOULD NOT HAVE HIS PROJECT APPROVED. Very few locals want more traffic higher water bills and the destruction of old oak forest. Nick the prick an old man will benefit. Meanwhile his interests are not quality of life. Nipomo is well to do acre 5 and 10 acre parcels. Nick wants high concentration like Santa Maria. So Nick promotes moving the ghetto in. WE THE NIPOMO don't want ours trees cut down replaced by gangsters. We live in a semi arid desert. What happens in the next severe drought when we expand the town by %25. . Please vote no to stop this project. The local population does not want higher prices . Lower quality neighborhoods, traffic jams etc. We want to preserve our precious open space for the animals and oak forest . WE DONT WANT THE SM HOOD.. Thanks for your attention. Russell Fairbrother. Cell 805 455 8181</p>
<b>Attachment:</b>	

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## Morgan Bing

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**From:** Gina Tashima <tashimafamily7@gmail.com>  
**Sent:** Saturday, November 9, 2024 11:17 AM  
**To:** Morgan Bing; Rob Fitzroy  
**Cc:** Imelda Marquez  
**Subject:** Dana Reserve Project

Good morning,

I am writing to express my concerns about the Dana Reserve Project.

I have a home in Nipomo. I have also been a realtor for 10 years and understand the need for housing. I am a Cal Poly, SLO graduate.

Concerns:

1. The traffic flow on 101 is dangerous. Willow and Tefft do not seem designed currently for greater flow. The vehicle congestion, accidents and motor vehicle fatalities have increased within the 3 years I have lived in the area.
2. Water is expensive in the Nipomo area.
3. I understand the need for increased housing for all but why is Nipomo bearing the brunt for all increased housing requirements in SLO county?
4. The developer and investors (a small group of 20) seem to be battling and winning an area of residents (thousands) that oppose. How is this possible?
5. The area has remained beautiful because of the habitat. Why would the county allow this to change when there are other areas of bare land available without 3000 preserved oak trees and natural habitat? When those trees are cut down, the animals are going to run toward already developed areas or die. The Environmental Impact will be irreversible and have lasting effects for generations.
6. My understanding is the county supervisor that covers this district voted No for his constituents. If this is his area, why are people not listening to him? Jimmy Paulding

This development has received tremendous opposition.

I encourage you to drive to Nipomo any weekday between 4-6pm. You see incredible congestion. This will be increased while this development is under construction. (7 year period)

I encourage you to drive down Willow and look at the area that will no longer exist if the Dana Reserve Project is completed.

The LAFCO Mandatory Factors Per Gov. Code 56668 List 15 factors. I believe at least 8 of them are a concern with this development:

Impact on Adjacent Areas

Consistency with General Plans & Regional Transportation Plans Impacts to Ag Lands/Open Spaces Environmental Justice Other Agency Comments Availability of Water Supply Population & Land Use Comments from land owners, voters, residents Existing Info about Land Use Consistency with LAFCO policies-

LAFCO is considered the Responsible Agency under the CEQA

The Environmental Impact is excessive and should not be taken lightly.

Safety seems to be a big factor. In the event of a natural disaster how will residents flee during the construction and after the addition of thousands of residents and vehicles?

I encourage you to consider all of these factors.

Thank you for your time.  
Respectfully,

Gina Tashima  
559-381-0139

## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Sunday, November 10, 2024 1:18 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### Inquiries, Comments, Questions?

<b>Your name:</b>	Jeff & Carey Reimer
<b>Your email:</b>	jeffandcarey88@gmail.com
<b>Subject:</b>	Against the Dana Reserve Development Project
<b>Message:</b>	<p>Greetings: We have lived in Nipomo for nearly 24 years, in SLO County since 1989, and have spent large amounts of time in SLO County since the 1960's since immediate family called it home. We are reaching out, in short, to encourage you to vote against development in the Dana Reserve Area for the reasons that have been outlined repeatedly by qualified sources since the project was first proposed: Destruction of a staggering number of oak trees, unbroken natural habitat, and a rare manzanita species; increase in Nipomo traffic where there are not adequate outlets and streets for normal flow of transportation and where vehicle density and traffic jams are already way beyond what is reasonable; There is no water, those of us who live in Nipomo are already paying a great price for water, are always under restriction and limitation and threat of penalty, and were under drought conditions much longer than many other parts of the state and there is really no reason to understand that this won't always be the case, that California and surrounding western states are in a water crisis is common knowledge, it's not going to improve anytime soon; the Dana Reserve is one of the last great stretches of authentic oaklands in our area, the "real deal" of what geography originally was on the Central Coast, it's not the invasive Eucalyptus that were brought in later, it is the Oaks that contain the history. To destroy so many of them and desecrate the flow cannot be remedied by re-p[anting oaks somewhere else or within the development. There are so many places in our state and</p>

beyond where carelessness and greed have destroyed natural resources that can't be recovered. And when recovery is attempted, it is agonizingly slow with a final outcome that could take generations if it even works. The better plan is to recognize the value in a natural resource to begin with and leave it intact. If invasion of it must happen, then take time to get ALL the proper studies and impacts completed and understood before considering such a great and irreversible step. And finally, the idea of affordable housing on the Central Coast is temporary. Yes, the housing proposed in the Dana Reserve Development might start out relatively affordable, but it absolutely will not remain so (unless it becomes some sort of government controlled and subsidized project). In our opinion, to say this project will provide affordable housing is a weak argument. Look at any other neighborhood in the Tri-Counties area, and even the lower income areas are beyond reach for people with limited resources. Affordable housing just doesn't happen around here, so making a case for it with the Dana Reserve Project development is not a valid reason for sacrificing such an important natural resource. Thank you so much for taking the time to read our concerns. Jeff & Carey Reimer (805) 929-0343

**Attachment:**

[Reply / Manage](#)

## Morgan Bing

---

**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Sunday, November 10, 2024 1:45 PM  
**To:** Morgan Bing  
**Subject:** New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)



### LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

<b>Your Name:</b>	Kathryn Voice
<b>Your Email:</b>	kateing175@gmail.com
<b>Subject:</b>	Opposing Annexation of the Dana Reserve
<b>Message:</b>	Enclosed are my comments for the LAFCO Commissioners requesting they oppose the Dana Reserve Development Project.
<b>Attachment:</b>	File attached — <a href="#">please log in to download it securely</a>

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

Sunday, November 10, 2024

Attn: LAFCO Commissioners  
Re: Opposing the Annexation of Dana Reserve Project

Dear LAFCO Commissioners:

Please do not allow the Dana Reserve Project to be annexed into our district. There are 19 significant unavoidable impacts to our community's health and safety that I am concerned about but I will speak to my concern about the precious resource of water and the inadequate amount of affordable housing being used as a trade-off.

Our over-drafted water basin needs to be replenished and protected. The Dana Reserve Project adds to our water burden and defeats the promise of our original water-wise plan to replenish our aquifer.

I read that since 2014, the Sustainable Groundwater Management Act (SGMA) has required a plan to develop and implement groundwater sustainability by 2040. Oak woodland and natural ground cover facilitate the replenishment of our groundwater by absorbing rainwater and stabilizing the soil. Hardscaping and pocket-park landscaping do not.

The Dana Reserve Project will affect our ability to regain ground water. We lose absorbent open land to urban hardscaping. People tend to focus on the trees and canopy but absorbing rain water (and carbon sequestration) also depend on the trees' extensive lateral root systems, the vast mycorrhizal fungi network attached to those roots, and the natural ground cover of native plants carpeting the forest floor. These systems extend far beyond the canopy of each individual tree. These underground systems are destroyed by earth moving equipment, even if individual trees in the developer's planned pocket parks remain.

As I understand it, all spent water will be returned via the project's sewer design, back to the Santa Maria basin's system. If the Dana Reserve Project is allowed annexation, we lose out three times over:

1. Nature's system for absorbing water back into to water basin is cut down, plowed up and covered in hardscaping. Rainwater will turn into runoff.
2. Our plan to use Santa Maria water to replenish our aquifer, as required by SGMA, is thwarted.
3. Water purchased for and used by the Dana Reserve Project will go back to Santa Maria while our own water basin remains low or dries up.

Finally, the Dana Reserve Project declares it should be allowed because it offers affordable housing. The truth is that it doesn't add much to Nipomo's affordable housing inventory. The Dana Reserve mostly offers upper end homes. We already have plenty of these for sale in Nipomo. When I checked Zillow this morning, there were 35 homes for sale in Nipomo, all but 2 properties of this inventory are priced \$795,000 or above, 7 of these homes for sale have been price cut and 13 have been stuck on the market for an average of 118 days. There are other developers who have plans for projects that offer more affordable housing units. They are not allowed to build because the massive size of this one project, the Dana Reserve, consumes the water allocation potential and leaving nothing to share, if it is annexed.

It is not ok to allow an agreement that will subsidize this developer, who has already made his money on other Nipomo projects, and put our water table, other truly affordable housing projects and our county budget at risk.

Sincerely,

Kathryn Voice





## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Friday, November 8, 2024 7:01 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?



### Inquiries, Comments, Questions?

<b>Your name:</b>	Peter Paul Scobel
<b>Your email:</b>	peterscobel1775@gmail.com
<b>Subject:</b>	Dana Reserve Development
<b>Message:</b>	<p>Please read up on your California history before proceeding with ANY development of the "Dana" Reserve. At a tour of the Dana Adobe I was stunned to hear the docent brag that General John C. Fremont visited the Dana Adobe with his army in 1846. Clearly, the docent - and the public - don't understand that, in 1846, Fremont led the massacres against Indigenous tribes at Sutter Butte, Klamath Falls, and Sacramento Rivers. In other words, Fremont was on his way south after butchering thousands of California's first tribes when he visited Dana Adobe. Captain Dana must have known what Fremont had done. Further, the docents bragged that when Fremont offered Federal vouchers to Dana to buy beef to feed his troops and horses for them to ride, Dana refused the payment and offered the beef as a gift. Clearly, Dana was a supporter of the slaughter of the Indigenous people. Dana operated a labor camp where the Chumash tanned hides for Dana to sell. Captain Dana should not be honored with a housing development. The descendants of Captain Dana will be complicit in the slaughter of the thousands of Chumash native oaks in the same way the Captain was complicit in the slaughter of California's first settlers. 40% of Dana Reserve homes will be built by the billionaire Shea family, who destroyed Nipomo Mesa with their Trilogy project. Look back at the Shea history of environmental abuse. Despite a court order to stop the bulldozing of two different stands of native trees, Shea ordered the bulldozing to proceed and challenged the county to stop them. Trilogy homeowners on golf course and vineyard lots are suffering from pulmonary fibrosis and related bronchial issues as a result of windblown particulates because Trilogy developers did not keep their promises to landscape up to the homeowner property lines.</p>

The Shea and Dana family partnerships should not be allowed to proceed with ANY development projects in the County. Simply stated, they are slick profiteers who operate with total disregard for SLO County's history and environment. They are driving small contractors, local tradespeople and local suppliers out of business. With their multi-state and multi-national operations, Shea focuses on their own bottom line. Their construction material supplier, Cal Portland, is a subsidiary of giant Taiheiyo Cement of Tokyo. Google Taiheiyo's history before you consider allowing corporations like them to pave our paradise.

**Attachment:**

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Timothy Myer  
NCSD Customer  
Nipomo, CA

November 10, 2024

To: The Commissioners of the San Luis Obispo County Local Agency Formation Commission  
c/o Morgan Bing, mbing@slo.lafco.ca.gov

RE: LAFCO 4-R-22 / Annexation No. 30 to Nipomo CSD (Dana Reserve)

Please Approve the Annexation of the Dana Reserve Property into the NCSD District

Dear LAFCO Commissioners,

I have lived in Nipomo for 31 years. Knowing the advantages of a thoughtfully planned development, I fully support the Dana Reserve development (DR) and its necessary annexation into the NCSD service district.

Please do not be swayed by the opponents of the DR who are trying to obstruct and delay this great project by various tactics. These opponents are very vocal but they do NOT represent the real voice of the community.

There is in fact plenty of water to serve the DR without adversely affecting any present or future water users in the NCSD service area or in its sphere of influence. This has been repeatedly confirmed by various expert studies (some are listed on Attachment A to this letter). The opponents of the DR have not presented any expert study or other credible evidence to support their repeated claims to the contrary.

The DR will fill a dire need for attainable housing in this area. This project has the largest scale of affordability of any project in SLO County, with over 50% of the project planned as extremely low to workforce housing, with additional units also planned for the missing middle, as follows:

- 156 People's Self Help Housing units for low, very low, and extremely low income levels, of which approximately 54 units are reserved for Lucia Mar School District employees.
- Moderate (approx. 242), workforce (approx. 315), & missing middle (approx. 290) housing. These include multi-family, single-family detached with shared driveways, and single-family detached on individual lots. A number of these homes will be made even more affordable by the developer's \$3.2 million dollar donation to the Community Foundation San Luis Obispo for downpayment assistance of between 3.5% and 10% of the home's purchase price to qualified first-time home buyers.
- Up to 150 ADUs.

To: Commissioners of the San Luis Obispo County Local Agency Formation Commission  
From: Timothy Myer  
Date: November 10, 2024  
Page 2

Contrary to the claims of the DR opponents, the DR is not urban sprawl. It is bordered by the 101 freeway on the east, is in the NCSD's Sphere of Influence, is immediately adjacent on the west and south to the existing NCSD service area, and is only .7 mile north of Nipomo's commercial area, to which it will be connected by a frontage road extension paid for by the developer. Also, the DR's commercial areas (grocery store, retail establishments, eateries), recreation areas (pedestrian and equestrian trails, parks, open space), services (day care center, Cuesta College extension, medical facility, donated land for a sheriff station, etc.), transportation amenities (proximity to the 101 freeway, transit stops, dedicated bike lanes, connector roads providing five access points to the north and south, walkable access to the DR's own commercial area, etc.) insure the DR is not a distant neighborhood that is unconnected to and that requires unnecessary transportation to the rest of Nipomo.

In addition, the annexation of the DR to the NCSD service area will benefit existing NCSD customers. The developer will pay \$45 million in fees and additional funds to the NCSD. These monies will cover all of the new NCSD infrastructure for the DR, and will also help pay for necessary upgrades to the existing NCSD infrastructure (pipelines, wastewater treatment, water tanks, etc.), some of which have been required by state law for some time. (fn 1)  
At build-out, the DR will also lower the water and sewer rates for existing NCSD customers by a total average monthly bill reduction of \$20.65. (fn 2)

Please approve the annexation without further delay.

Thank you for your consideration and for your public service.



Timothy Myer

**Fn 1 – Dana Reserve Development Water and Wastewater Service Evaluation prepared by MKN & Associates for the NCSD – March 30, 2022**

[https://ncsd.ca.gov/wp-content/uploads/2023/08/Revised-Dana-Reserve-Evaluation\\_2022.03.30.pdf](https://ncsd.ca.gov/wp-content/uploads/2023/08/Revised-Dana-Reserve-Evaluation_2022.03.30.pdf)

**Fn 2 – Dana Reserve Project Impact Study – Impact on Water and Sewer Rates prepared by Tuckfield & Associates for the NCSD – May 17, 2022**

<https://ncsd.ca.gov/wp-content/uploads/2022/07/220517-NCSD-Dana-Reserve-Rate-Final-Report.pdf>

**Attachment A**

**to Letter of November 10, 2024 from Timothy Meyer of Nipomo  
to  
The Commissioners of the San Luis Obispo County Local Agency Formation Commission**

*Some of the expert studies that confirm there is more than enough water for the NCSD to provide water to the Dana Reserve Development:*

**2020 NCSD Urban Water Management Plan adopted by the NCSD Board of Directors on December 8, 2021**

**Dana Reserve Water Supply Assessment Dated 6-23-2020 (Revised 03-06-24) Prepared by Richard G. Sweet and RRM Design Group**

**Dana Reserve Development Water and Wastewater Service Evaluation prepared by MKN & Associates for the NCSD - March 30, 2022**

## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Monday, November 11, 2024 1:36 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### Inquiries, Comments, Questions?

<b>Your name:</b>	Kathryn Ellis
<b>Your email:</b>	katie.e@sbcglobal.net
<b>Subject:</b>	Vote against Dana Reserve annexation
<b>Message:</b>	<p>I have been a resident of Nipomo for 30 years. I have concerns with the proposed Dana Reserve project that will be set for your review on November 14, 2024. The property slotted for development is the largest remaining intact oak woodland on the Nipomo Mesa. The property also boasts the endangered Nipomo Manzanita. These resources are irreplaceable once the Dana Reserve destroys them. Nipomo Community Service District does not have the legal capacity to serve the new Dana Reserve Project and cannot commit to supplying water. Per LAFCO's own policy, any proposal requiring water service must demonstrate a reliable, sustainable water supply. The Dana Reserve Project will overextend Nipomo's infrastructure. Period. As a resident of Nipomo, I ask the commissioners to listen to my concerns. Please consider the 19 significant unavoidable impacts to our community's health and safety. I ask that you carefully review the impacts of this project, and vote for what is best for Nipomo. Vote against the annexation. Sincerely, Kathryn Ellis</p>
<b>Attachment:</b>	

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## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Monday, November 11, 2024 1:46 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### Inquiries, Comments, Questions?

<b>Your name:</b>	MARINA DONNE MATTHEWS
<b>Your email:</b>	marinamatthews@aol.com
<b>Subject:</b>	Public Comment on the Dana Reserve Specific Plan
<b>Message:</b>	Please read the attached comments regarding the Dana Reserve Specific Plan.
<b>Attachment:</b>	File attached — <a href="#">please log in to download it securely</a>

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Randy and Marina Matthews  
787 Sandysdale Drive  
Nipomo, CA 93444  
[marinamatthews@aol.com](mailto:marinamatthews@aol.com)  
805-929-4754

November 8, 2024

To: Members of the San Luis Obispo Local Agency Formation Commission (LAFCO)  
1042 Pacific Street, Suite A, San Luis Obispo, CA 93401

Regarding: Public Comment on the Dana Reserve Specific Plan

Dear Chairperson and Members of the Commission,

We are writing to submit our comments concerning LAFCO No. 4-R-22 / Annexation No. 30 to the Nipomo CSD (Danna Reserve), which is currently under consideration by your Commission (LAFCO). As residents and business owners in the Nipomo community for over 36 years, we feel that this matter will have both a significant and a severely negative precedent settled on our community, and we are asking for your consideration of our real concerns.

Although there are several impacting items that will make dramatic changes, such as increased traffic, overcrowding of schools, and a high-density development on a 288 acre parcel within an area of moderate housing development, it is our opinion that the proposed project's destruction of over 3,000 mature Coastal Oak trees, in their Coastal Oak Woodlands habitat, is one of the most egregious.

The trees within this proposed project are part of the heritage of Nipomo, a visual statement of this beautiful area. NO amount of replacement plantings in the Nipomo foothills, or Santa Barbara County, will mitigate this loss. Once the 100 years old, or much older, oak trees are gone... they are gone for good. It is a shame that the Oak Woodlands Ordinance for San Luis Obispo County has been overridden. We worry that the County's action will send a message that no oak woodlands are safe from destruction, countywide.

We respectfully ask that the Members of LAFCO consider the Alternative Map, put forward by the Nipomo Action Committee after receiving community input. The Alternative Map will reduce the density of the proposed development and preserve a majority of the existing Coastal Oak Woodlands on the property.

Respectfully,

Randy and Marina Matthews

**From:** [Erin Krier](#)  
**To:** [Morgan Bing](#)  
**Subject:** Dana Reserve Public Comment Letter  
**Date:** Monday, November 11, 2024 1:34:34 PM

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## LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

Sadie Krier  
160 Swallow Lane  
Nipomo, CA, 93444  
[sadiejok@icloud.com](mailto:sadiejok@icloud.com)  
(805) 931-9373  
09/13/2024

Good afternoon members of LAFCO,

My name is Sadie Krier and I grew up in Nipomo. I am also a graduating environmental studies student at UC Santa Cruz. I spoke at a previous meeting expressing my opinions about the Dana Reserve Project, and while I would love to be present at the November 14th meeting, I am finishing my degree in Santa Cruz and will not be able to make it. It is really important to me that my voice is heard during this process so I would appreciate it if you would hold my story in your hearts and minds when you are making this decision.

As someone who grew up on a dry well in Nipomo, I have firsthand experience with the groundwater depletion in this area. I am part of a generation who grew up without water.

According to the Environmental Impact Report (EIR), reports on the Nipomo Mesa Management Area (NMMA) have declared Santa Maria basin as in severe water shortage conditions. Approving the annexation of the Dana Reserve would increase the risk of groundwater depletion and saltwater intrusion as was a concern with past developments. Just because it isn't happening now, doesn't mean it won't happen in the future. LAFCO's Policy 2.1.11 states that proposals requiring water service must demonstrate reliable, sustainable water supply. There is still uncertainty about the water supply, and many concerns were addressed by the NCMA. The NCMA found different findings related to the water supply than were brought to the table by the developer. Furthermore the impact this development will have on the surrounding areas and the state water cycle and impacts to the greater San Luis Obispo/California ecosystem has been neglected. These different findings and concerns must be addressed before any further decisions are made.

The (NCSD) voted to annex the Dana Reserve on the grounds of a study concluding that "we have water for this project, even in times of drought". This was funded by the developer

Nick Tompkins. After studying science for four years, I can say one of the first things you look at in a study is reliability and conflict of interest. In the scientific community funds of such interest result in studies that you should remain highly skeptical of. Before this project proceeds, I am requesting unbiased research reports on the state of our current water situation and the impact this project will have on it.

The EIR also states that there “would be a loss of basin wide percolation and groundwater recharge due to a significant increase in impervious surfaces.” The impact the huge addition of these impermeable surfaces will have is concerning and I feel not properly addressed.

One thing the EIR does not mention in terms of water, that is at utmost urgency, is the loss of over 3,000 oak trees – an entire mature live oak woodland. Trees happen to be great reservoirs for water! Thanks to their amazing root systems they help filter and keep our groundwater healthy and charged. They play an essential role in our local water cycle by transpiration that leads to precipitation. The loss of an entire forest will impact our local water cycle and with the current state of our climate, this is not something that should be messed with. Although the developers claim that their efforts to preserve surrounding trees and replanting trees will mitigate the negative effects of destroying the other thousands of mature trees, I disagree that their current plan to limit impact is sufficient. These oak trees take hundreds of years to mature, and many resources to get to where they are now. You cannot plant a new tree and say it has the same impact of the mature trees. It just doesn't work that way. Additionally it isn't just the trees that are being taken away it is an entire functioning ecosystem and home to other life that we are directly harming. I have slowly watched beloved animals die off from climate change and development. It is cruel and unjust to take away more of their habitat when it is absolutely unnecessary. There are plenty of parcels for infill development plots that could eliminate many of these issues and as according to LAFCO policy 2.3.2 need to be taken into consideration and encouraged before developments outside the boundaries of jurisdiction. We are part of the ecosystem, not separate from the trees, nor water, nor animals. When we harm one part of nature, it will come back to harm us.

Some who speak before you may not mention water but rather speak of affordable housing. Although not related to water, I understand this topic may impact your decision. Therefore I would like to note that as an adult living at home and as someone who has faced great housing struggles, the Dana Reserve is not affordable housing. Not for me, and not for the majority of our Nipomo population- 38% of whom are living in poverty (Cal Enviro Screen). Speaking of our population, please keep in mind that over half of Nipomo identifies as Hispanic and It is clear that the majority of the Nipomo community has not been fairly represented at any point in this process.

I would also like to mention Nipomo does not have the infrastructure for up to a 40%

increase in population and the Dana Reserve does not address this issue! There is so much traffic in Nipomo currently and it has only been getting worse. Additionally the schools are heavily impacted, there is inadequate transportation to school and inadequate public transportation in the already impacted areas of Nipomo. These infrastructure issues also include a lack of public safety in the area and first responders like fire fighters. These also must be addressed before a development this large goes through. It is difficult enough to live in Nipomo and it is unfair that the community that is here is continuing to be neglected and denied support, while the interests of a developer are being prioritized with disregard for actual community support.

Projects like this continue to affect me and my family personally as we rely on healthy groundwater. Unhealthy groundwater levels have impacted my life greatly and I am not willing to let future generations grow up like I did because we were being irresponsible with our water. The environmental consequences are unfathomable and when taking into consideration the discovery of the Nipomo Manzanita, I am urging LAFCO to request a supplement EIR. I am not asking you to turn down this project altogether, but I am asking you to help us work together with my community to form a plan that protects and respects the Nipomo ecosystem: people, trees, and water. Please help us make change and negotiate by voting no on the annexation of the Dana Reserve.

Thank you for your time and for your service.

Sincerely,  
Sadie Krier

With support from countless friends and family.

## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Monday, November 11, 2024 6:17 PM  
**To:** Morgan Bing  
**Subject:** New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

<b>Your Name:</b>	Generation Build
<b>Your Email:</b>	Generationbuildcc@gmail.com
<b>Subject:</b>	Approve the Dana Reserve
<b>Message:</b>	On behalf of Generation Build and our 200+ members, please find the attached collection of letters in support of our favorite project, the Dana Reserve. This project is in the right place, at the right time, and is widely popular throughout our County. Do not let a loud minority of neighbors convince you otherwise.
<b>Attachment:</b>	File attached — <a href="#">please log in to download it securely</a>

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**From:** Riley Sherlock <riley.sherlock@gmail.com>  
**Sent:** Tuesday, April 16, 2024 1:41 PM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]Support for Dana Reserve Housing Project

You don't often get email from riley.sherlock@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I am writing to express my strong support for the Dana Reserve housing project, which aims to provide much-needed affordable housing in our area. As a young member of our community, I am extremely aware of the pressing need for affordable housing options in our area.

The cost of housing has risen significantly in recent years, making it increasingly difficult for individuals like myself to find affordable living arrangements. Without access to affordable housing, many young people, including myself, are faced with the prospect of being priced out of our own community. As someone born and raised in San Luis Obispo County, I cherish the connections I have with friends and family here. The thought of having to move away due to unaffordable housing is disheartening. It's crucial that initiatives like the Dana Reserve project are supported to ensure that young members of our community can continue to thrive and remain connected to the place they call home.

The Dana Reserve Housing Project presents an opportunity to address this critical issue. By providing affordable housing options, this project not only meets the needs of individuals struggling to find affordable living spaces but also contributes to the overall health and vibrancy of our community.

I urge you to support the Dana Reserve housing project and its mission to create a more inclusive and sustainable community. Thank you for your time and consideration.

Riley Sherlock  
Member of Generation Build

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**From:** Jason Townsend <jasonsells805@gmail.com>  
**Sent:** Tuesday, April 16, 2024 8:54 PM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]Dana Reserve

You don't often get email from jasonsells805@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

To Whom it may concern,  
I have been a SLO County resident for nearly 25 years and think it is a wonderful place to live, I believe more people should have the opportunity to love and call the central coast home, as my family and I do! When my 2 daughters are grown and on their own, I would absolutely love for them to stay here, buy their own homes and start families. Unfortunately the current lack of housing situation makes that nearly impossible for the future generations. I would like to express my full support for the Dana Reserve Project. I believe the project is perfect for the future of the growing population of this county.

Thank you for your time and consideration,  
Jason Townsend  
Member of Generation Build

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**From:** Mitch Massey <mitchmassey2020@gmail.com>  
**Sent:** Wednesday, April 17, 2024 12:07 PM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]from Mitch Massey Dana Reserve

You don't often get email from mitchmassey2020@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I am writing to you today to ask you to please vote to approve the Dana Reserve project.

I have lived in San Luis Obispo County for almost 40 years. I have seen it change and grow for the better, and to keep this community thriving for families, small businesses, and the future generations we need to see continued growth and development here.

I have been blessed to have raised my children here and to see my grandson be born here. I believe every family and child should see a future and have hope for living here. Unfortunately, if we do not address the dire need for housing in our community, there may not be a future in this area for my grandson and the future generations.

This project isn't for me and to my benefit but to the benefit of my children and grandchildren and their children to follow. Let's continue to make the central coast the best place in the world to live, but none of that matters if we continue to make it impossible for people to live here.

Thank you!

Mitch Massey  
Member of Generation Build



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**From:** Tim Fulnecky <tfulneck@alumni.nd.edu>  
**Sent:** Wednesday, April 17, 2024 10:32 AM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]Support for Dana Reserve

You don't often get email from tfulneck@alumni.nd.edu. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I moved to San Luis Obispo County almost ten years ago to start a career in winemaking. In the last decade I have fallen in love with this place and have sought to pursue my dream to settle here, start a family and someday own a home. I am a hardworking, skilled, educated professional in one of the largest industries in San Luis Obispo County and yet I feel like I am further from owning a home than I was a decade ago. I believe that this achieving dream has a simple solution: build more housing.

I am writing to express my support for the proposed housing development, the Dana Reserve, located in Nipomo. I believe that it is important to acknowledge the pressing need for housing in our community, especially for individuals like me who are part of a younger generation. It is crucial to provide affordable and accessible housing options for all residents, regardless of their financial situations. The Dana Reserve development addresses this need by offering homes that are both desirable and within reach for individuals like myself.

I wholeheartedly support the approval of the Dana Reserve housing development in its current form. It offers a solution to the pressing need for affordable housing, supports education, and has a positive impact on our community and local businesses. I urge you to consider the benefits that this development will bring and support its approval.

As a member of Generation Build it is very clear to me that we are fighting against a very vocal minority that is anti housing, regardless of its clear benefits to the community as a whole.

Thank you for your time and consideration.

Sincerely,

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--  
Tim Fulnecky  
Field Recordings.  
[REDACTED]

Item 28 Fw: [EXT]Please Approve the Dana Reserve Project :)

Board of Supervisors <Boardofsups@co.slo.ca.us>

Wed 4/17/2024 01:48 PM

To: BOS\_Legislative Assistants Only <BOS\_Legislative-Assistants-Only@co.slo.ca.us>

Cc: AD-Board-Clerk <ad\_board\_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

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**From:** Erik O'Sullivan <osullivanerik@gmail.com>

**Sent:** Wednesday, April 17, 2024 1:44 PM

**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>

**Subject:** [EXT]Please Approve the Dana Reserve Project :)

You don't often get email from osullivanerik@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I am writing to you today to express my support and ask for the approval of the Dana Reserve project. My wife and I have grown up here, and we have seen first-hand the struggle regarding housing in this community. We would like to raise our family here and see our kids have a future here. The number one thing that could prevent that is the housing supply issue in our area. Prices and rents continue to rise due to that lack of housing. The Dana Reserve Project is a great solution to the problem that I and many others like me are facing. Please approve this project and allow us the opportunity to have a better future here.

Sincerely,

Erik O'Sullivan

Member, Generation Build

Board of Supervisors <Boardotsups@co.slo.ca.us>

Wed 4/17/2024 01:49 PM

To: BOS\_Legislative Assistants Only <BOS\_Legislative-Assistants-Only@co.slo.ca.us>

Cc: AD-Board-Clerk <ad\_board\_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

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**From:** John Donaldson 805-975-7867 <john@jd4homes.com>

**Sent:** Wednesday, April 17, 2024 1:47 PM

**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>

**Subject:** [EXT]Dana Reserve

You don't often get email from john@jd4homes.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Esteemed SLO County Board of Supervisors,

I am writing to express my support of the Dana Reserve Development and to ask for your yes vote to allow this vital project to go forward. I use the term 'Vital' purposefully because working on the front lines of the battlefield that is our Housing Shortage I see every day the negative effects it has on your constituents and more importantly the long term impact that no available housing will have on our lovely Central Coast Community.

Please say "Yes" to our children and future generations of would be Central Coasters so that they too have the chance to live, thrive and contribute to the way of life we all share and enjoy here. We Need to take a pro-growth posture and we need to do it Now!

Simply because some may have arrived before them is not a fair argument to shut out future home owners. All people of SLO county deserve the same opportunity that others who proceeded them were afforded and this is why I align myself with Generation Build and other pro-housing organizations.

Thank you for your thoughtful and wise consideration. The future of SLO County is depending on you.

Cordially,

---

**From:** Ernie Ford <spudern@gmail.com>  
**Sent:** Friday, April 19, 2024 1:05 PM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]Please support the Dana Reserve Project

You don't often get email from [spudern@gmail.com](mailto:spudern@gmail.com). [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Board of Supervisors:

I wholeheartedly support the Dana Reserve development project and I hope you will too. As a member of Generation Build, I am well informed about the housing situation in our county. Here are some reasons that it needs to be built:

- 1.) San Luis Obispo County doesn't have enough housing for the people who need it the most: working families. Currently, there is a need for AFFORDABLE housing for 50,000 people. Right now.
- 2.) Our county is growing, which means jobs. People with jobs need houses. End of story.
- 3.) Over the last 25 years, every industry in this county has experienced growth. We need housing in close proximity to the jobs, or we will never be able to attract the talent that our businesses need.
- 4.) Allowing for properly planned community growth is the morally responsible thing to do. Let's all do our part to make our world a better place to live!

--

**Ernie Ford, REALTOR**  
RE/MAX SUCCESS  
Serving all of San Luis Obispo County, CA  
[REDACTED]

Agenda Item No. 28

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**From:** Michael Massey <[generationbuildcc@gmail.com](mailto:generationbuildcc@gmail.com)>  
**Sent:** Friday, April 19, 2024 3:52 PM  
**To:** Bruce Gibson <[bgibson@co.slo.ca.us](mailto:bgibson@co.slo.ca.us)>; Board of Supervisors <[Boardofsuprs@co.slo.ca.us](mailto:Boardofsuprs@co.slo.ca.us)>; District 4 <[district4@co.slo.ca.us](mailto:district4@co.slo.ca.us)>; BOS\_District 5\_Web Contact <[district5@co.slo.ca.us](mailto:district5@co.slo.ca.us)>; Dawn Ortiz-Legg <[dortizlegg@co.slo.ca.us](mailto:dortizlegg@co.slo.ca.us)>; John Peschong <[jpeschong@co.slo.ca.us](mailto:jpeschong@co.slo.ca.us)>  
**Subject:** [EXT]Generation Build - Dana Reserve

Some people who received this message don't often get email from [generationbuildcc@gmail.com](mailto:generationbuildcc@gmail.com). [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear San Luis Obispo County Board of Supervisors,

We are the board of Generation Build. At the time of writing this letter, we are a 176 active member organization dedicated to promoting housing on the Central Coast. As an organization, it is our mission to fight for those most underrepresented and in need of service. We believe this is our moral obligation.

We write today to provide our opinion on the Dana Reserve development. And frankly, we cannot support and love this project any more than we already do. The upcoming vote will be a watershed moment for the future of our organization.

Our community is in a housing crisis. We can and we must address this.

In a recent "Commentary" posted in the NewTimes, our organization expressed our collective belief that the Dana Reserve should be approved in a 5-0 vote. This project does more for the working class, young families, and the surrounding community than any other project we are aware of or have ever heard of. Furthermore, **the Dana Reserve is the most affordable master planned development ever proposed in the history of this county.** This must be rewarded with resounding approval. *An excerpt from our NewTimes article, which explains more details of what we love about this project, is attached to the end of this letter.*

However, despite writing this on behalf of our 176 members, we ask that during the upcoming hearing you do not consider our organization. Instead, while you deliberate and vote, we ask that you consider those in our community most in need of help. This project is for them.

It is a weekly occurrence for our Instagram to receive a message from a prospective member. All of which follow the same theme: "I work so hard, but I do not see a light at the end of the tunnel to buy a house. I want a place for me, my partner, and my children to call home but I wonder if we'll ever have a chance to do that here. Do you think it will be possible? What can we do to help so that others don't feel what I am feeling now?"

Agenda Item No.  
Meeting Date: April 23, 20  
Posted On: April 19, 20  
Page 10 of

Some messages go further and mention how, beyond the uncertainty they will one day own a home on the Central Coast, they are unsure they will be able to afford this month's rent. These individuals, whether they realize it or not, are one medical emergency away from being forced to move out of our County. We must sympathize and empathize with these individuals. We must support and embrace their cause. We must represent them. We must care. We must build more homes.

Far too many individuals, many of which are single women, will be forced to sleep in unsafe environments tonight due to the lack of housing on the Central Coast. As you lay down to sleep the night before the hearing, we ask that you appreciate how fortunate we are to have a safe place to sleep, how terrible it must be for those that do not, and the importance of using your position of service to help them. We ask you to consider the domestic abuse victim tonight that will be forced to stay with her abuser because there are no other housing options to move to. We ask that the 10,000+ families on People's Self Help Housing's waitlist are on the top of your mind as you prepare for the upcoming vote. The hundreds of individuals between waitlists for 5 Cities Homeless Coalition or CAPSLO must never be forgotten, no matter how many million-dollar homeowners plead with you to do so.

Your chance to make a statement in representation of those in our community who need it most starts on the 23<sup>rd</sup> and ends on the 24<sup>th</sup>. It is our organization's obligation to politically represent them.

This project is already far too conditioned and does far more than should be required for approval. Please, for the sake of the most vulnerable in this county, no more conditions, not a single reduction in units, no delays, and a yes vote.

Let's Build,

The Board of Generation Build

Mackenzie Diaz

Tim Fulnecky

Maddy Beeghly

Riley Sherlock

Michael Massey

- **Trees:** Approval of the Dana Reserve creates a new nature preserve with more than 14,000 oak trees in Nipomo (which could one day be open for public access—think Nipomo's own Pismo Preserve). Furthermore, the project plants an additional 2,300 trees on-site upon development. Net, the Dana Reserve plants or preserves 5.6 times as many trees as it removes. Combined with Agenda Item No.

Meeting Date: April 23, 20

Posted On: April 19, 20

Page 11 of

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fact that these new homes will be all-electric and include solar, this project is a win for the environment.

- **Housing Affordability:** The Dana Reserve has, for the first time ever in the history of local housing projects, offered to create a \$3.2 million down payment assistance program for first-time homebuyers. The project also includes 1,053 housing units combined for workforce, missing middle, and moderate-, low-, or extremely low-income residents. By our understanding, this makes the Dana Reserve the most affordable housing project in SLO County history—by far.

- **Infrastructure:** As heard during the last SLO County Planning Commission hearing, the Dana Reserve would fund substantial portions of upgrades needed for existing residents of the Nipomo Community Services District (NCSD) to update old lines and add redundancy to existing systems. Similarly, existing NCSD ratepayers will see their rates be \$750/year less on average if the Dana Reserve is approved compared to if it is not. That is a tangible win for the Nipomo community.

Furthermore, the Dana Reserve proposes to complete the Nipomo Frontage Road connection from Tefft to Willow and a functional equivalent of an already planned Hetrick extension. These costly improvements, which the community of Nipomo will tell you are needed now, will have to be paid for by county fees and taxes over time if the Dana Reserve is not approved. We say save the taxpayers some money and let this developer improve Nipomo's infrastructure—as the developer intends!

- **Fees:** The Dana Reserve would pay more than \$85 million in fees. Part of these are the fees paid to the Lucia Mar School District. The Dana Reserve has offered and agreed to pay a tier higher than its obligation in school fees—this is unprecedented. However, perhaps even more unprecedented, the Dana Reserve is donating an improved site to construct 84 deed-restricted affordable housing units for Lucia Mar School District employees at no cost to the district or local taxpayers. So while opposition and neighbors have complained that the Dana Reserve is not doing enough for schools, it is in fact doing more per home than their homes did and more than any other housing development in the unincorporated county area.

- **Community Benefits:** These benefits are visible, but they are far from the only benefits of this development. The Dana Reserve also donates land for a fire station, a nonprofit day care, and a Cuesta College satellite campus. It creates a new commercial center with a hotel, a grocer, and restaurants.



## Item 28 Fw: [EXT]Dana Reserve - Support

Board of Supervisors <Boardofsups@co.slo.ca.us>

Mon 4/22/2024 09:12 AM

To: BOS\_Legislative Assistants Only <BOS\_Legislative-Assistants-Only@co.slo.ca.us>

Cc: AD-Board-Clerk <ad\_board\_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

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**From:** Connor Woolpert <connor@ideafactory.co>

**Sent:** Friday, April 19, 2024 7:38 PM

**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>

**Subject:** [EXT]Dana Reserve - Support

You don't often get email from connor@ideafactory.co. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Hello Board of Supervisors,

I am a 8th generation San Luis Obispo County resident, my grandfather was the judge and I love this area with all my heart. I have lived here my whole life and I don't see myself ever leaving. Unfortunately, that is not the case for a large portion of my generation that has seen it become increasingly harder for them to live comfortably here for themselves and their families. The main reason, the cost of living. We need more homes and we need them now! It's that simple. That is why I am writing to you today to recommend the approval of the Dana Reserve project in its current form. I ask you to think about the future and the generations to follow. Thank you!

Sincerely,

Connor Woolpert

Member, Generation Build

**From:** Anthony Aurignac <anthony@eramg.com>

**Sent:** Saturday, April 20, 2024 1:50 PM

**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

**Subject:** [EXT]Approve the Dana Reserve!!

You don't often get email from anthony@eramg.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisor Paulding and the Board of Supervisors,

My name is Anthony Aurignac and I am a member of Generation Build. I am 29 years old and grew up here on the beautiful Central Coast. I am also a young professional an employer and work throughout San Luis Obispo County. I am here to speak in favor of the Dana Reserve. I am fortunate to work with many great people in our county. There is no greater need for my employees than more housing options. Please use your position today to do right by them and approve this project. Please use your position today to approve the most pro-working class project the County has ever seen. Supporting this project means helping our community remain a home for many wonderful people who have contribute to the character of our county. Denying it would push our county further out of reach of the working class.

Thank you for your time

Anthony

**Anthony Aurignac**  
**Vice President**

Phone:

Mobile:

E-mail: [anthony@eramg.com](mailto:anthony@eramg.com)

San Luis Obispo, CA 93401



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**From:** Mackenzie Dias <mackenzie.dias95@gmail.com>  
**Sent:** Saturday, April 20, 2024 2:04 PM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>  
**Subject:** [EXT]Urgent - Dana Reserve

Some people who received this message don't often get email from mackenzie.dias95@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear County Supervisors,

My name is Mackenzie Dias. I am a resident of SLO, a young woman in business in San Luis Obispo County, and most importantly, the Vice President of Generation Build.

I had prepared a speech for the hearing on the Dana Reserve but am unfortunately unable to attend as I will be at a Women in Construction conference.

I write today to express my adamant support for the Dana Reserve. No project has ever benefited the community more, saved taxpayers as much, or been built with such affordability. No project has ever been worth an "Approve" vote as much as the Dana Reserve. We urge you to vote for the project in a 5-0 vote.

This project is and must be enough. It is time to vote Yes. It is not time to condition the project, reduce the unit counts by a single home, or delay construction. We need these homes more than ever.

Please vote in favor of the Dana Reserve as proposed or the developer's preferred alternative.

Thank you,  
Mackenzie

Board of Supervisors <Boardofsups@co.slo.ca.us>

Mon 4/22/2024 09:25 AM

To: Blake Fixler <bfixler@co.slo.ca.us>; Kathleen Goble <kgoble@co.slo.ca.us>; Kelley Abbas <kabbas@co.slo.ca.us>; Vicki Janssen <vjanssen@co.slo.ca.us>

Cc: AD-Board-Clerk <ad\_board\_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

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**From:** Legend Mairs <legendmairs@gmail.com>

**Sent:** Saturday, April 20, 2024 2:39 PM

**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

**Subject:** [EXT]Dana Reserve

Some people who received this message don't often get email from legendmairs@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear County Supervisors,

I am writing to ask you to approve the Dana Reserve. I am a longtime resident of San Luis Obispo county.

Everywhere I look in this county, I can see the effects of our housing shortage. We do not have enough houses and this makes it harder for many to find a home.

While this is an issue that affects everyone looking for a home, I ask you to recognize that it affects the most vulnerable members of our community the most.

For the benefit of all members of our community, please approve this project.

Thank you,  
Legend Mairs - Generation Build

Board of Supervisors <Boardofsups@co.slo.ca.us>

Mon 4/22/2024 09:25 AM

To: Blake Fixler <bfixler@co.slo.ca.us>; Kathleen Goble <kgoble@co.slo.ca.us>; Kelley Abbas <kabbas@co.slo.ca.us>; Vicki Janssen <vjanssen@co.slo.ca.us>

Cc: AD-Board-Clerk <ad\_board\_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

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**From:** Nico Aurignac <nicoaurignac@gmail.com>

**Sent:** Saturday, April 20, 2024 2:43 PM

**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

**Subject:** [EXT]Dana Reserve

Some people who received this message don't often get email from nicoaurignac@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

The time for choosing is now. Please vote to approve the Dana Reserve.

Our region desperately needs these homes and we must let the needs of our community trump the needs of neighboring millionaires.

This project offers numerous amenities, scales of affordability, and overall community benefits. It solves Nipomo's existing water and traffic issues without requesting the County fund all the work.

Personally, I would expect the County to be burdened with the cost to fix any existing issues but I am pleased to see the developer fix these issues at his own cost.

Please vote to approve the project.

Thank you,  
Nico Aurignac — Generation Build

**From:** Zoe Thompson <zoe.thompson12@gmail.com>

**Sent:** Saturday, April 20, 2024 4:04 PM

**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

**Subject:** [EXT]Helping young families!

Some people who received this message don't often get email from zoe.thompson12@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear San Luis Obispo County Board of Supervisors,

My name is Zoe Thompson and I write to you as a resident of San Luis Obispo county, as a young professional, and as a member of Generation Build. I am writing to request that you support the Dana Reserve, as well as future housing developments in our county. We have a real unmet need for housing in our county. This affects us all, but particularly those who face other adversities in their life. Housing insecurity is a real issue with real impacts on the vulnerable in our county.

If we do not build more housing, this issue will only get worse. This project is a good step in the right direction and I ask that you support it for the sake of all the residents in our county.

Thank you for your time, please vote yes on the Dana Reserve.

Zoe Thompson

ATTENTION: This email DID NOT originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is Jordan Knauer.

I grew up here in SLO and I consider this county my home. Many of the friends and families I grew up with no longer live here, and for many of them, it's the same story. They simply couldn't afford it.

My partner and I recently went through the process of buying our first home together. If you've been fortunate enough to have a home for a long time, you might not realize how challenging, competitive, and expensive buying a home is right now. We were very lucky to be able to find and purchase our home, but I know that is a dream out of reach for many of our friends.

That's a real shame for our county. We are losing talented, smart, hard-working professionals who are getting priced out of our county. I love this county and I don't want to see us become a county only for the very fortunate and the retired.

I am a member of Generation Build, because we are in a housing crisis. If we don't solve this crisis, my generation won't be able to find a home on the Central Coast. I ask you, please approve this project, it is a good development and we desperately need the homes.

Thank you  
Jordan

Sent from my iPhone

**From:** Catherine Wolf <catherinewolf09@gmail.com>

**Sent:** Saturday, April 20, 2024 4:12 PM

**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

**Subject:** [EXT]Dana Reserve Development

[Some people who received this message don't often get email from catherinewolf09@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

ATTENTION: This email DID NOT originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is Cat Wolf and I am writing to share my support for the Dana Reserve. I think this is a very good development, and I hope you will support it as well.

I am a recent transplant to the Central Coast. I moved here to live with my partner, a longtime time resident. We were fortunate enough to find a home in the area, but it was a wildly uphill process. The supply of homes in our area is simply insufficient for the amount of demand.

I consider myself very lucky to have a home in this county. I would like to build my and my family's future in this county. However, I see many of my peers being priced out of this county. I don't want to see this community become a home only for the very fortunate and the retired.

Please support this project and future efforts to create more housing. We need it desperately and our community will be stronger for it.

Thank you!

Cat Wolf



**From:** David Miller <ddmiller923@gmail.com>

**Sent:** Saturday, April 20, 2024 3:53 PM

**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

**Subject:** [EXT]Dana Reserve Approval

[Some people who received this message don't often get email from ddmiller923@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

ATTENTION: This email DID NOT originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear SLO Board of Supervisors,

My name is David Miller. I am a proud resident of San Luis Obispo county. Emailing to express my support of the Dana Reserve in its current form.

This project helps fuel our central coast community. Creating opportunities for young, professional families to bloom, while offering quality homes for our aging generations. My favorite part is the permanent preservation of ~fourteen thousand trees.

As a born and raised local, I would really like to have a place of my own in my home county.

Please approve this project so that people of my generation can have a real chance at raising our kids close to their grandparents and great grandparents.

Thanks in advance for approving this project.

Cheers,  
David Miller

Board of Supervisors <Boardofsups@co.slo.ca.us>

Mon 4/22/2024 09:27 AM

To: Blake Fixler <bfixler@co.slo.ca.us>; Kathleen Goble <kgoble@co.slo.ca.us>; Kelley Abbas <kabbas@co.slo.ca.us>; Vicki Janssen <vjanssen@co.slo.ca.us>

Cc: AD-Board-Clerk <ad\_board\_clerk@co.slo.ca.us>

For your review. This has been forwarded to the Clerk of the Board.

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**From:** Sabrina Diaz <diazrsabrina@gmail.com>

**Sent:** Saturday, April 20, 2024 5:50 PM

**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>

**Subject:** [EXT] Dana Reserve

Some people who received this message don't often get email from diazrsabrina@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

To the whom it may concern,

My name is Sabrina and I am a young mother of two. I write to you today out of respect for my children. Their future is more important to me than anything I can explain. I hope they get to live in a world that I did not. One where development, the pursuit of people's right to housing, is embraced and not vilified. We must learn to love people again. I hope that world can begin today with your vote to APPROVE THE DANA RESERVE. We need these homes. The future needs these homes. The neighbors have theirs and that is good for them. It is time to allow others an opportunity.

Thank you,

Sabrina - Generation Build

**From:** Candace Hoyt <candacehoyt1@gmail.com>

**Sent:** Saturday, April 20, 2024 6:45 PM

**To:** District 4 <district4@co.slo.ca.us>; Board of Supervisors <Boardofsups@co.slo.ca.us>

**Subject:** [EXT]Dana Reserve

Some people who received this message don't often get email from candacehoyt1@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is Candace and I am a local young professional.

I love this area and could see myself raising a family here. However, many of my peers have been forced to leave the area due to the lack and cost of housing.

SLO County housing is nothing more than a commodity with an insufficient supply to meet its demand. We must and we can increase supply.

Please approve the Dana Reserve to strengthen our young and working class segments of the population. This project helps more than any before it.

Please vote yes on the Dana Reserve.

Sincerely,  
Candace Hoyt  
Generation Build

---

**From:** Ava Crouse <avaccrouse@gmail.com>  
**Sent:** Monday, April 22, 2024 9:15 AM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>; District 4 <district4@co.slo.ca.us>  
**Subject:** [EXT]Approve Dana Reserve

Some people who received this message don't often get email from avaccrouse@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is Ava and I am a member of Generation Build.

Housing is a critical issue in our county. It is also a critical issue for my generation and those in need.

It is time to consider what is moral and what is needed in our community. This project is both.

Please vote for the working class, young families, and those in need. Please vote to approve the Dana Reserve!

Let's get serious about housing.

Ava

-----  
**Sent:** Monday, April 22, 2024 9:35 AM  
**To:** BOS\_Legislative Assistants Only  
**Cc:** AD-Board-Clerk  
**Subject:** Item 28 Fw: [EXT]Dana Reserve support

For your review. This has been forwarded to the Clerk of the Board.

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**From:** Mark Willey <mw80homes@gmail.com>  
**Sent:** Sunday, April 21, 2024 6:50 PM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]Dana Reserve support

You don't often get email from mw80homes@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Greetings Board of Supervisors,

I am writing to you today to recommend the immediate approval of the Dana Reserve Project.

For too long, we have ignored and ceded the issue of housing in our community. We need to think about the future of this area before there is no future left for it. It is becoming more and more difficult for people to afford homes here. Those people are hospitality workers, young families, tax payers, community organizers, teachers, etc. They need homes, just like the rest of us.

The Dana Reserve is an answer to that problem. Thank you!

Sincerely,

Mark Willey  
Member, Generation Build

**From:** Board of Supervisors  
**Sent:** Monday, April 22, 2024 9:34 AM  
**To:** BOS\_Legislative Assistants Only  
**Cc:** AD-Board-Clerk  
**Subject:** Item 28 Fw: [EXT]Approved the Dana Reserve

For your review. This has been forwarded to the Clerk of the Board.

---

**From:** Robert Acheatel <rmacheatel@gmail.com>  
**Sent:** Sunday, April 21, 2024 4:38 PM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]Approved the Dana Reserve

[You don't often get email from rmacheatel@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

ATTENTION: This email DID NOT originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I am writing to express my support for the Dana Reserve development. Housing in this county and state is the most serious issue we face. I think about my two daughters, both in college, in the reality they're facing when they graduate. My wife and I have been fortunate enough to own every home we have lived in, our generation had housing built for us, the supply issue was never an issue we had to deal with. My daughters generation has the opposite issue, there just simply aren't enough homes for them. We need the Dana Reserve, we need more housing, this is one of the greatest places on Earth to live and more people should be allowed the opportunity to live here. We need to stop holding their generation down and start planning and thinking about what we want things to look like 30 years from now for them and my future grandchildren. Thank you!

- Robert Acheatel  
Member, Generation Build

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**From:** Alexis Twisselman <lexietwisselman@gmail.com>  
**Sent:** Sunday, April 21, 2024 2:37 PM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]Generation Build - In Regards to the Dana Reserve

You don't often get email from lexietwisselman@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I have lived on the Central Coast for my entire life. It's home. It's where I want to be and it's where I want raise my family. I'm a small business owner, I love my clients, I love this community and I'm building lifelong relationships with them. Sadly, the housing crisis is making it harder for that dream I want to build - to eventually become a reality. We need our neighbors and locally elected officials to understand what we're going through as a generation.

I'm writing this email to simply ask you to think about my generation and what we're fighting against, to decide if there should be a future for this county, a future for us.

Thank you for your time.

Best,  
Lexie Twisselman  
Member, Generation Build

For your review. This has been forwarded to the Clerk of the Board.

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**From:** Suzie <blackbeltsuz@gmail.com>  
**Sent:** Sunday, April 21, 2024 2:36 PM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]Approved the Dana Reserve

You don't often get email from blackbeltsuz@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I write to you today to ask you to please vote 5-0 in support of the Dana Reserve development project. I am a mother, wife and teacher. My life has been of service to my children and the children I teach. I worry, naturally, for their future and what it may look like. My husband and I have been fortunate enough to own our homes we have raised them in. What I worry about is what about them and my future grandchildren? What about all of the children I have taught for over 25 years? We need more housing, we need it NOW. I beg of you to please care for the future and to address it now instead of kicking the can down the road.

Thank you,  
Suzie Acheatel  
Member, Generation Build



**From:** Maddy Beeghly <beeghlymadison@gmail.com>  
**Sent:** Sunday, April 21, 2024 1:45 PM  
**To:** District 4 <district4@co.slo.ca.us>; Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]Dana Reserve Project

[Some people who received this message don't often get email from beeghlymadison@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

ATTENTION: This email DID NOT originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is Maddy Beeghly and I am a board member of Generation Build.

When considering how to vote on the Dana Reserve I ask that you consider a number of things.

I ask that you consider the single mother who will skip a meal tonight because she spends 50% of her take home income on rent.

I ask that you consider the victim of domestic abuse who will stay in his/her relationship because a housing option to escape to does not exist.

I ask that you consider the young entrepreneur, with a heart full of dreams, who is struggling to find employees to grow their dreams because their employees have all moved to more affordable housing.

I ask that you consider what is remaining of our young professional working class and their need to grow here.

I ask that you consider what is right.

The Dana Reserve is right. Beyond the continued, and frankly sometimes encouraged, campaign of misinformation and disinformation on the project, you will find the most community oriented development ever proposed in this County. We must reward this.

Please vote in favor of working families, young entrepreneurs, and the housing insecure by voting YES on the Dana Reserve.

Thank you,  
Maddy Beeghly

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For your review. This has been forwarded to the Clerk of the Board.

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**From:** Annie Plaat <anniebake8@gmail.com>  
**Sent:** Monday, April 22, 2024 1:27 PM  
**To:** Board of Supervisors <Boardofsups@co.slo.ca.us>  
**Subject:** [EXT]Approve the Dana Reserve

You don't often get email from anniebake8@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Board of Supervisors,

I am writing to express my strong support for the approval of the Dana Reserve.

My family and I recently moved to San Luis Obispo from San Diego to be close to family. I was lucky enough to grow up in SLO and quickly decided after the birth of my first son that we needed to move back. We now have two sons and rescue a dog, and know with certainty that SLO is our forever home, but are finding it difficult to "fit" and afford any available housing.

I am a school teacher and my husband works at a bank. When we realized we wanted to make SLO a permanent home for our family two years ago, my husband took on a second full time night job (while I was home with 2 under two) and I took on a second part time job in order to save and have a higher income to be pre-approved for a home in SLO. With the increasing interest rates and the limited inventory we are still unable to afford to buy a condo, townhome, or single family home and it feels totally defeating. We are working 4 jobs, not including the biggest, most demanding jobs as parents, and are still unable to afford anything with two or more bedrooms. Even the few two bedroom homes/condos we have put offers on have been beat by several over asking offers. We would feel otherwise hopeless without the knowledge and future opportunity of the Dana Reserve.

I am asking you to please empathize with the increasing number of families that want to live on the central coast but can't get into the crazy market with working class and middle class jobs. There are so many of us that have to provide a down payment from multiple jobs and years and years of saving and sacrifice to achieve home ownership, only to be outbid, or not approved.

My family works hard in the community to teach your children or grandchildren, provide sober living accountability for men that have recently been in the prison system, to help local businesses receive funding for a thriving local commerce and community. My family works hard so my two toddlers can grow up in a small community where the people, animals, and the earth are treated with utmost kindness and respect.

Agenda Item No. 28  
Meeting Date: April 23, 2024  
Posted: April 22, 2024  
Page 5 of 12

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We work so hard to live here, and feel so proud that we are showing our boys a work ethic that will hopefully result in our dream of home ownership. A home with two or more rooms, a place for a small garden, and a kitchen to gather as a family each day for homework and meals together. I would think this is a wish for many parents, and we will do whatever it takes to provide a safe, loving home for our children and future children in a community we treasure so deeply. I strongly believe the Dana Reserve will be this dream for hundreds of families like mine.

Thank you for listening and your attention to this matter. I trust that you will make the decision that best serves the interests of our community and its families.

Respectfully,

--

Annie Plaat  
eneration Build

---

**From:** Caitlin Ditmore <catiedit@gmail.com>  
**Sent:** Monday, April 22, 2024 4:32 PM  
**To:** District 4 <district4@co.slo.ca.us>  
**Subject:** [EXT]Generation Build

You don't often get email from [catiedit@gmail.com](mailto:catiedit@gmail.com). [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear San Luis Obispo County Supervisors,

I am writing to you today as a member of Generation Build to request that you support and approve the Dana Reserve without delay.

The lack of housing in this county reduces the quality of life of our residents as we spend far too much of our collective incomes to simply put roofs over our heads. This creates an immense negative pressure for young working adults. We are fighting uphill to continue to call this county our home.

This single issue is the most prevalent and impactful of our region. It limits businesses, reduces educational aspirations, damages residents' health, and so much more.

We must and we can address this.

Housing, and the pursuit thereof, is a moral issue. This project, the Dana Reserve, represents the best of housing projects.

I urge each and everyone of you to vote in favor of this project.

Thank you,  
Catie Ditmore

Some people who received this message don't often get email from jshea587@gmail.com. [Learn why this is important](#)

**ATTENTION:** This email **DID NOT** originate from County Staff. Please proceed with caution when interacting with any embedded links or attachments.

Dear Supervisors,

My name is John Shea. I am an active duty member of the military, a young professional in the area, and a member of Generation Build.

Please approve the Dana Reserve. No project has ever done so much for those in need.

I cannot express how much our group, which I believe has nearly 200 members, has learned about this project. We simply do not believe anyone can ever claim to be pro-housing again if they oppose it.

I hope you agree and we see a 5-0 vote in favor of approval!

Thank you,

John Shea

11/11/24

Re: LAFCO No.4-R-22 Annexation No. 30 to Nipomo CSD (Dana Reserve)

LAFCO Commissioners:

NCSD's Response to your Commission's Inquiry Related to LAFCO Policy 2.3.2 is key information to provide accurate build-out estimates to accurately determine water availability. Calculations of the total current parcels within existing land uses also do not give you a realistic assessment of real future water uses.

The 10/23/24 letter identifies 259 parcels, and states, "there are no GPAs proposed within the District boundaries." This is not a sound basis for projection without taking into account the additional water needed for GPAs and other means to increase units per parcel, such as ADUs, parcel map/lot split that we can safely assume will be approved during the extended build out period of the DR. These expected land use changes should be estimated as they will increase the water needs above these projections.

One example is that just in the year of this project review there is now a GPA in the district area initiated but not yet approved and not cited in the NCSD letter. (213 W Dana St (Olde Towne) 7 units GP amendment request from Office Professional to Residential MF on .33 acres). Though this application alone is small, we must anticipate more GPA's in the calculations. ADUs add 150 -300 gallons per day per unit-- these should be added to the cumulative projections. By my count of formally approved and in the pipeline projects, there are about 250 ADUs. I did not see projections in NCSDs letter addressing those projected uses.

I encourage you to delay your decision until the NCSD updates it's projected build out analysis to a realistic assessment of water usage.

Sincerely,

Herb Kandel, 776 Inga Rd, Nipomo

On November 14 at 9 AM, at the BOS chambers, the Local Agency Formation Commission (LAFCO) will consider annexation of the Dana Reserve Project (DR). Prior County decisions have justified overriding 19 un-mitigable impacts, the largest number in County history. Failure to account for the project's cumulative impacts and newly available information is essential to make the right decision. Below are four key reasons to reconsider approving the annexation of this project:

1. Protection of Unique Biological Resources:

One purview of the commission is to balance the protection of unique biological resources along with the need for housing. The Dana Reserve Project holds the largest remaining intact oak woodland in private hands on the Nipomo Mesa, including a number of rare and endangered plant species. One example is the Nipomo Manzanita, dismissed by the developer and County planners on this site as not worthy of special attention beyond the most basic required mitigation measures. This action is premature because a soon-to-be-published peer-reviewed study by researchers at the University of California, Riverside has established the Nipomo Manzanita as a completely new species of *Arctostaphylos*, with fewer than 750 individuals remaining *anywhere*, some being centuries old. This project site is home to over a third of the plant's entire remaining population. This new discovery is an opportunity for LAFCO to request a supplemental EIR to review the cumulative biological impacts and assess the risks of irreplaceable habitat loss. In addition, the project also requires the removal of over 3,000 oaks, while posing risks to the long-term

survival of federal and state-listed endangered species like the Pismo Clarkia. The California Native Plant Society (CNPS) has identified the project's mitigation plans as grossly inadequate, as well as being inconsistent with the County's Oak Ordinance.

## 2. Legal Provision of Water in Question:

LAFCO's General Policy 2.1.11 mandates that any proposal requiring water service must demonstrate a reliable, sustainable water supply. Yet, questions remain regarding the Nipomo Community Services District's (NCSD) legal capacity to provide water for the Dana Reserve project. The NCSD has not formally assessed the environmental impact of extending water service beyond its current boundaries or renegotiated terms with other water providers. Golden State Water, another Nipomo Mesa purveyor, correctly points out that the 500 acre feet of supplemental allocation of water from the Santa Maria basin was intended only for existing customers and future infill *within NCSD's current service area*, not for new developments outside its area. As such, the NCSD cannot lawfully commit to supplying water for this project. There is also an issue of fairness regarding those with prior existing requests within the district, who have been denied water.

## 3. Lacking assessment on cumulative impacts

The DR project alone is expected to increase Nipomo's population by approximately 25%, and yet the County's review did evaluate the cumulative impacts of the current projects in the pipeline. The five formally approved projects including the DR total 2,151



new units. Add the 624 units with pending applications and the total is an approximate 40% increase in population. This an unimaginable overextension of Nipomo's current infrastructure capacity.

The DR development is outside the urban area requiring new infrastructure, increasing vehicle miles traveled and reducing job/housing ratio and with many unaffordable market rate homes.

Contrast this with almost 900 "wise infill" new housing units in the pipeline. These are affordable, within existing water district boundaries, walking distance to schools, shops, park, and, *have* the widespread support of the community. With many undeveloped parcels remaining in the urban area, consider LAFCO policy 2.3.2, which states, "Prior to annexation of territory within an agency sphere of influence, the commission encourages development on vacant or underutilized parcels, already within the boundaries of its jurisdiction."

#### 4. Consideration of Community-Driven Concept:

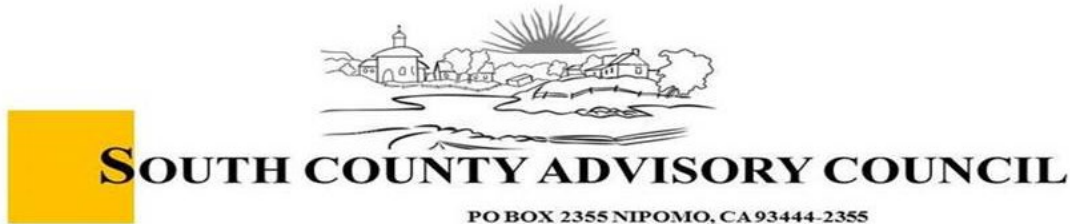
LAFCO commissioners should allow time to explore the viable modifications to the current DR plan presented by a broad-based community coalition, supported by the South County Advisory Council. We also urge LAFCO commissioners to look beyond the developer funded study declaring the community proposal as infeasible. Two county supervisors during the BOS hearing questioned the developer's approach targeting the community's sound concepts for negotiation as a fixed plan, thus untenable and non negotiable.

A review of these concepts would ensure LAFCO has a comprehensive understanding of the viable, professionally vetted, widely supported community compromises that aim to protect critical resources, embrace sustainable growth and provide a better ratio of affordable housing, per the needs identified in the County's own Regional Housing Needs Allocation (RHNA).

A "no" vote or a recommendation for a supplemental EIR before approving the annexation would uphold LAFCO policies which seek to promote sustainable community growth, as well as signal to the developer the need for a reasonable compromise in project size to reduce unacceptable impacts.

**From:** [Jerry Bridge](#)  
**To:** [Rob Fitzroy](#); [Imelda Marquez](#)  
**Cc:** [Jimmy Paulding](#); [James Sofranko](#); [pismodarrell@gmail.com](mailto:pismodarrell@gmail.com); [zwrights229@aol.com](mailto:zwrights229@aol.com)  
**Subject:** Annexation Hearing / Correspondence from SCAC / Time Sensitive  
**Date:** Monday, November 11, 2024 3:22:47 PM  
**Attachments:** [SCAC special mtg 82123 copy.doc](#)  
[Consultants on Alternative Plan. 4 01 24.pdf](#)  
[BOS letter R4-2.pdf](#)  
**Importance:** High

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Re: LAFCO Annexation Hearing November 14, 2024  
Correspondence from the South County Advisory Council

Mr. Fitzroy,

Hello! I hope you are well. I'm writing on behalf of the **South County Advisory Council** and the residents of Nipomo, **regarding the upcoming annexation hearing**, November 14, 2024. Please review and consider the following documents attached: (2) letters to the Board of Supervisors, DRP alternative map and list of advisors. Below is a summary of SCAC votes and recommendations regarding the DRP as currently proposed:

- **SCAC Letter to the Board of Supervisors (April 3, 2024 )**  
.On October 24, 2023, the San Luis Obispo Planning Commission held a hearing on the Dana Reserve Plan. Members of the coalition were in attendance and spoke in support of the Alternate Plan. However, the Planning Commission voted to recommend the Dana Reserve Plan to the Board of Supervisors.
- **SCAC Special Meeting ( August 22, 2023)**  
The speakers spoke on a range of concerns with the proposed project that included: air quality, population density, traffic, infrastructure, public safety, environment, pollution, emergency exits, removal of the oak trees and conformity with surrounding developments. Generally, the speakers were critical of the lack of input by residents to the project and the perceived rush through the planning process. Following the public comments and Council discussion, a motion was made and seconded. **The Council voted 5 to 3 to approve the motion recommending denial of the Dana Reserve Project.**
- **SCAC Special Meeting ( February 12, 2024) at Nipomo High School to present the Alternate Plan to the community.** An audience of approximately 150 members attended the presentation. After the presentation, and a question-and-answer session, a straw vote of the audience indicated overwhelming support for the Alternate Plan. **The Council subsequently voted eight in**

**favor, with one abstention, to recommend approval for the community-generated Alternate Plan to replace the proposed Dana Reserve Specific Plan. Therefore, due to the strong community support for the Alternate Plan, the SCAC respectfully requests the Board of Supervisors to:**

**1.** Return the Dana Reserve Specific Plan to the Planning Commission for further consideration regarding adopting and incorporating the concepts of the community-generated Alternate Plan into the Dana Reserve development. **2.** Require that representatives from the Nipomo Action Committee, The Nipomo Oak Alliance and The SCAC remain in consultation with County staff and the developer in the process leading up to the Board of Supervisors' final consideration of the development.

Thank you for your time and attention!

Jerry Bridge, Chair, South County Advisory Council  
805.219.0581



August 22, 2023

Supervisor Jimmy Paulding, 4th District Supervisor  
County Government Center  
San Luis Obispo, CA 93408

Dear Supervisor Paulding:

The South County Advisory Council held an in-person meeting on Monday, August 21, at 6:30 p.m. at 148 S. Wilson Street in Nipomo. This was a special meeting to address the final Dana Reserve Environmental Impact Report.

**Dana Reserve - Final Environmental Impact Report** – This meeting was scheduled to provide South County residents the opportunity to comment on the final Dana Reserve EIR. This report became available to the public on August 4, 2023.

Project Developer Nick Tompkins attended the meeting and responded to questions about the EIR from the Council. Thirty-eight members of the overflow crowd submitted requests to speak and subsequently voiced their concerns regarding the proposed project. There were no individuals that spoke in support of the project.

The speakers spoke on a range of concerns with the proposed project that included: air quality, population density, traffic, infrastructure, public safety, environment, pollution, emergency exits, removal of the oak trees and conformity with surrounding developments. Generally, the speakers were critical of the lack of input by residents to the project and the perceived rush through the planning process.

Following the public comments and Council discussion, a motion was made and seconded. The Council voted 5 to 3 to approve the motion recommending denial of the Dana Reserve Project.

On behalf of the South County Advisory Council,

Richard Wright,  
Correspondence Secretary

**List of consultants on the Community Generated Alternative Map to the proposed Dana Reserve Specific Plan:**

Stephanie Pincetl, PhD, founding director for Sustainable communities, UCLA

Darrell Victor, Public Works Manager, City of San Francisco, retired

Mona Tucker, Tribal Chair of Ytt Northern Chumash

Bruce Severance, Design Consultant, Contractor, Project manager

Wes Areola, Landscape Architect

Dena Foose Fire Marshall, Battalion Chief, CalFire

Carmen Morales-Board, MSN, FNP-BC, Air Quality/Public Health

Bill Waycott PhD. CNPS, Board Member Nipomo Native Garden

David Chipping PhD Current President CNPS, Lecturer Cal Poly

Neil Havlik, PhD Natural Resources Manager of the City of San Luis Obispo (retired)

Stephanie Wald, Conservation Management, Watershed Coordinator

Angela Moskow, Oak Program Director, California Wildlife Foundation

Hallie Kutak, Attorney, Senior Conservation advocate, Center for Biological Diversity

Jose Esparza Aguirre, Community Science Coordinator, CNPS



# SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

April 3, 2024

Re: The South County's Response to the Proposed Dana Reserve Plan

Dear San Luis Obispo County Supervisors:

To meet our mission of providing a forum for citizen involvement and education on pertinent issues, the South County Advisory Council (SCAC) initiated several community meetings to educate and accept feedback from residents on the proposed Dana Reserve Plan. This letter is intended to provide you with the results of that effort and with our recommendations for future action.

The South County Advisory Council (SCAC) understands and appreciates the County's stated objectives for the Dana Reserve Specific Plan. However, the Plan's publication caused quite a bit of conversation in the South County. The Dana Reserve housing project is the most significant development proposal in the South County since 1996 when the Woodlands/Trilogy project was initiated. As such, immediate concerns were raised when comparisons between the two developments were considered. The Woodlands, with a similar number of housing units, was developed on three times the amount of acreage (970 acres) as the Dana Reserve project (288 acres) and was not placed adjacent to existing neighborhoods. In addition, environmental issues were raised due to the Dana Reserve's plan to destroy old oak woodlands and native habitat.

To answer questions from the community and provide South County residents with a full understanding of the Dana Reserve Plan, the SCAC held a special meeting at Nipomo High School on July 24, 2023. An audience of approximately 250 individuals attended the meeting. Supervisor Paulding provided the introduction and encouraged those in attendance to register their opinions of the project with the Board of Supervisors.

Developer Nick Tomkins presented the Dana Reserve Plan with a video presentation. Cuesta College Superintendent Jill Stearns discussed the college's role in the project and CEO Ken Trigueiro of the People's Self-Help Housing described his organization's involvement. Following the presentations, a public comment session allowed audience members to speak regarding the project. Fifty-five members chose to voice an opinion. The vast majority expressed concerns with the project. Ten of the speakers expressed support, primarily regarding the need for affordable housing.

On August 4, 2023, the final Environmental Impact Report (EIR) for the Dana Reserve Specific Plan became available to the public. The EIR identified nineteen (19) unmitigated significant impacts in six (6) categories. The categories were Air Quality, Biological Resources, Greenhouse Gas Emissions, Land Use and Planning, Population and Housing and Transportation.

The SCAC subsequently scheduled a special meeting on August 21, 2023, to provide residents an opportunity to comment on the Dana Reserve Plan's EIR. Developer Nick Tomkins was again present to respond to questions. Thirty-eight members of the crowd submitted requests to speak and voiced their concerns. No one spoke in favor of the project. The speakers spoke on a range of concerns that included: air quality, population density, traffic, infrastructure, public safety, environment, pollution, emergency exits, removal of the oak trees and conformity with surrounding neighborhoods. Generally, the

2.

speakers were critical of the lack of input by local residents to the project and the perceived rush through the planning process.

As a result of these concerns and recognizing the County's objectives, a collection of three groups; the SCAC, the Nipomo Action Committee and the Nipomo Oak Alliance, joined forces to develop an improved plan, subsequently labelled, "The Alternate Plan". This coalition was assisted in the effort to develop the Alternate Plan by subject specialists. The list of contributors and a digital map of the Alternate Plan are attached.

The Alternate Plan had the following objectives:

- a. Mitigate some of the significant adverse impacts identified in the Dana Reserve Plan EIR.
- b. Preserve habitat.
- c. Provide affordable housing.
- d. Facilitate county traffic flow objectives.
- e. Listen and implement community concerns with the project as proposed.
- f. Consideration for keeping the project feasible for the developer.

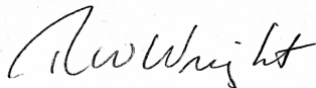
On October 24, 2023, the San Luis Obispo Planning Commission held a hearing on the Dana Reserve Plan. Members of the coalition were in attendance and spoke in support of the Alternate Plan. However, the Planning Commission voted to recommend the Dana Reserve Plan to the Board of Supervisors.

The SCAC held another special meeting on February 12, 2024, at Nipomo High School to present the Alternate Plan to the community. An audience of approximately 150 members attended the presentation. After the presentation, and a question-and-answer session, a straw vote of the audience indicated overwhelming support for the Alternate Plan. The Council subsequently voted eight in favor, with one abstention, to recommend approval for the community-generated Alternate Plan to replace the proposed Dana Reserve Specific Plan.

Therefore, due to the strong community support for the Alternate Plan, the SCAC respectfully requests the Board of Supervisors to:

1. Return the Dana Reserve Specific Plan to the Planning Commission for further consideration regarding adopting and incorporating the concepts of the community-generated Alternate Plan into the Dana Reserve development.
2. Require that representatives from the Nipomo Action Committee, The Nipomo Oak Alliance and The SCAC remain in consultation with County staff and the developer in the process leading up to the Board of Supervisors' final consideration of the development.

On behalf of the South County Advisory Council,



Richard Wright  
Correspondence Secretary

Attachments:

- List of Contributors to the Alternate Plan
- Digital Map of The Alternate Plan



# Alternative L Map: 534 Homes plus 266 MF Units (800 total Units)+ADUs

## LEGEND

- Bike & Pedestrian Trails —
- Multi-use Trails (includes Equestrian) —
- Streets And Avenues —
- Parks And Basins —
- Parking Lots & Comm. Areas —
- Cluster Lots (Town Hm)
- Mid-Income Lots
- Luxury Home Lots
- Multi-Family Complex

## SF&MF UNIT COUNT:

### Single Family

- 229 Mid-Priced Homes
- 52 Cluster Homes
- 253 Luxury Homes
- 534 Subtotal of all SF Homes**

### Multi-Family

- 154 Low-income Apartments (PSHH)
- 112 Optional Mid-Income Apartments
- 266 MF Low-High Subtotal**

800 Total Units

+ Minimum of 100 ADU-Ready SF Homes (or built out)

Approx. 104 Acres of Contiguous Oak Woods

Plus 5.1 Acres of Drain Basins and 20 Acres of Parks/ Parkways

**OAK IMPACT:**  
AS FEW AS 430 OAKS CUT WITHIN DEVELOPMENT



PEDESTRIAN & BIKE TRAIL TO NIPOMO GARDENS & DANA ELEMENTARY

NOTE: ELIMINATION OF COLLECTOR B V-CUT THROUGH HILL AVOIDS BISECTION OF HABITAT, ELIMINATES APPROXIMATELY 200,000 CUBIC YARDS OF EARTHMOVING AND INCREASES TRIP LENGTH TO THE WILLOW ON-RAMP FROM POMEROY BY ONLY 625 FT COMPARED TO DEVELOPERS DESIGN. THIS BOTH REDUCES COST AND AIR QUALITY IMPACTS ON SURROUNDING NEIGHBORHOODS.

## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Monday, November 11, 2024 6:41 PM  
**To:** Morgan Bing  
**Subject:** New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

<b>Your Name:</b>	William Waycott, PhD
<b>Your Email:</b>	bill.waycott@gmail.com
<b>Subject:</b>	New species of manzanita (Arctostaphylos) discovered in Nipomo, CA
<b>Message:</b>	<p>The attached document details the recent discovery of a new plant species of manzanita (Arctostaphylos) on the Nipomo Mesa in San Luis Obispo Co.. Nearly half of the individuals of this new species grow within the boundaries of the Dana Reserve Specific Plan property. A detailed survey of the Nipomo Mesa, conducted in 2024, confirms this fact, that the population of this species is in serious risk and of great conservation concern. Only a few hundred individuals remain on the Mesa after decades of development, to the point where their ability to naturally reproduce and thrive is in question. With this new information in hand, an amendment to this project's Environmental Impact Report is advised in order to address the explicit threat to the biological resources on the Nipomo Mesa, as posed by this development.</p>
<b>Attachment:</b>	File attached — <a href="#">please log in to download it securely</a>

[Reply / Manage](#)

# New species of manzanita (*Arctostaphylos*) discovered in Nipomo, CA

William Waycott, PhD, California Native Plant Society, San Luis Obispo Chapter  
November 11, 2024

## Introduction

Historical descriptions of plant communities on the Central Coast of California are periodically updated by the California Department of Fish and Wildlife (CDFW). In 2007, the unique assemblage of plants in the chaparral habitat of the Nipomo Mesa in southern San Luis Obispo Co. was identified as being similar to the plant assemblage of the Burton Mesa in western Santa Barbara Co. The soil that occurs on these mesas is similar, a substrate that dates back to the Pleistocene Epoch when large volumes of sand were blown ashore from the Pacific Ocean, forming giant dunes. Over the past 10,000+ years, these dunes were colonized by plants and tended by Indigenous peoples.

With the advance of analytical tools that include molecular (DNA) sequencing, a team from San Francisco State University, the University of California, Riverside, and Tangled Bank Wildlife Conservation discovered a new species of manzanita (*Arctostaphylos*) which changes the makeup of plant communities and challenges the prior decision to consider the flora of the Nipomo and Burton Mesas as one and the same.

This study and its conclusions have currently been submitted to the peer reviewed journal *Phytokeys*. Given the urgency of the matter, the following information includes a summary of the study's findings, with the anticipation of a delay of approval of the Dana Reserve Specific Plans until the study is published, and the EIR can be amended in light of these findings.

## Methods

This study is focused on three manzanita species that occur in coastal San Luis Obispo and Santa Barbara Cos., *Arctostaphylos rudis*, *A. crustacea*, and *A. purissima*. *A. rudis* is thought to occur in both counties, from the Nipomo Mesa in the north to the Burton Mesa in the south, with occurrences on ridges east of Point Sal located south of Guadalupe, as well as areas near Lompoc and Vandenberg. *A. crustacea* has a wider footprint, occurring between the SF Bay Area in the north and the northern Channel Islands in the south, while *A. purissima* occurs only in Santa Barbara Co. from Orcutt in the north to Gaviota in the south. The goal of this study was to investigate potential "hybridization" among these species of *Arctostaphylos*, which occur in great numbers in Santa Barbara Co.

Initially, morphological measurements were obtained from plants occurring on the Nipomo Mesa, Point Sal, and the Burton Mesa. Subsequently, the relationship between these species was assessed at the molecular level by harvesting plant shoots in December of 2023 from more than 50 geo-tagged specimens. To ensure the authenticity of potential hybridization in these samples, shoots were also collected from

isolated, pure populations where the other species of manzanitas were not found. DNA was extracted, submitted for sequencing, and the resulting sequence data was analyzed by the researchers using clustering analyses.

## Results

Examination of the morphological data indicated variation among the eight traits considered. The measurements of *A. crustacea* and *A. purissima* individuals from the test areas consistently matched the data acquired from their single species populations elsewhere, demonstrating that they maintain their phenotypic identity despite co-occurring with other closely related species. Examination of the data for *A. rudis* on the other hand, indicated a divergence among traits, in which plants from the Nipomo Mesa showed different results compared to their counterparts from Santa Barbara Co.

Statistical analysis of the molecular data confirmed this divergence. DNA taken from samples of *A. crustacea* and *A. purissima* from mixed populations clustered with samples taken from their pure populations throughout the test area. These results agreed with the results obtained from the morphological data set. At the same time, DNA taken from *A. rudis* plants throughout the test area showed a clear difference between samples north and south of the county line (Santa Maria River). *A. rudis* samples obtained from the Nipomo Mesa clustered together tightly, while samples from *A. rudis* plants collected from occurrences in Santa Barbara Co. grouped in a separate, wider cluster mid-way between other species, suggesting hybridization with other co-occurring species.

In this instance, the molecular data clearly concurred with the morphological data, indicating the initial CDFW classification that the plant communities of Nipomo and Burton Mesas as similar, with *Arctostaphylos rudis* occurring throughout the entire region, was inaccurate and needs updating. This discovery now separates what is currently recognized as *Arctostaphylos rudis* into two genetically and morphologically distinct populations. Plants in Santa Barbara County, with evidence of hybridization with other manzanitas, will remain as *Arctostaphylos rudis*, while the new, non-hybridized species will be designated for San Luis Obispo County. The common name of this new species is the Nipomo Mesa Manzanita (the scientific name is currently pending publication).

## Conservation Concern

As a result of this study, it is clear that the viability of the Nipomo Mesa Manzanita is currently at risk, and consequently is of great conservation concern. This fact was borne out during the morphological studies. Based on satellite imagery and ground-truthing, it was determined that the extant populations of this new species are scattered in and mostly surrounded by development (dwellings, cleared areas, and agricultural fields – Fig. 1). These fragmented sub-populations (less than 10 areas in total) occur almost entirely on private lands on a combined area of 70 acres. When examined more closely, based on a thorough assessment of the area, the total number of Nipomo Mesa Manzanitas currently growing on the Nipomo Mesa is estimated to be optimistically ~700 individuals.

Placing this figure in perspective, per information recently published in the Environmental Impact Report (EIR) of the Dana Reserve Specific Plan, a total of approximately 325 manzanitas are documented within the boundaries of the proposed development property. Knowing the estimated population of the Nipomo Mesa Manzanita to be 700 plants, nearly half of these extant individuals would be eliminated, if the project were to go forward.

Findings point to the conclusion that the Nipomo Mesa Manzanita is a unique species only occurring on the Nipomo Mesa. Its habitat is severely fragmented, and its protection should be considered a high priority for conservation efforts, including federal and/or state listing. Decisions made in the short-term can have long-term implications. The diversity of plants and animals that make California a biological “hot-spot” are represented throughout the state, as in the Nipomo Mesa ecosystem. It is well known that the consistent alteration of native habitats via development has resulted in the reduction of rare species, to the point where they are unable to naturally reproduce and thrive. The rapid reduction of the remaining ~700 individuals on the Nipomo Mesa by nearly half will be a critical loss of this newly discovered species and should be seriously scrutinized.



Figure 1. Extant populations of the Nipomo Mesa Manzanita, San Luis Obispo Co.

**From:** [Barry Dunahoo](#)  
**To:** [Morgan Bing](#)  
**Subject:** Dana Reserve  
**Date:** Tuesday, November 12, 2024 10:26:54 AM

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LAFCO Members,

I'm writing in full support of the Dana Reserve project. My family moved to Nipomo in 1987 and I've watched our little town grow. I live in Blacklake now and see how successful a planned community can benefit our citizens. The Dana Reserve is well thought out, well planned, and the owner, at great expense, has met all obligations to move forward. I know I represent many friends and neighbors who support this project, please approve asap and let's keep the housing costs down and available to new homeowners.

Sincerely,

Barry Dunahoo  
564 Riviera Circle  
Nipomo, Ca  
[bfdbarry@yahoo.com](mailto:bfdbarry@yahoo.com)  
805-215-4200

Dear LAFCO Chair Ochylski and LAFCO Board-

In San Luis Obispo County, the Local Agency Formation Commission (LAFCO) oversees the boundaries and service areas of cities and special districts, as well as reviews development proposals. LAFCO's main goal is to promote orderly growth, preserve agricultural and open space lands, and ensure efficient services.

For LAFCO to deny a development project hearing or to reject a project, the requirements and basis typically fall under the following areas:

## 1. Inconsistency with Local Plans:

- The proposed development must align with the county's General Plan, including land use designations and zoning ordinances. If a project is inconsistent with these plans, LAFCO may deny it.

Dana Reserve is in direct conflict with the General Plan and the Nipomo Region Specific Plan.

## 2. Environmental Concerns (CEQA Compliance):

- Projects must comply with the California Environmental Quality Act (CEQA). If there are significant environmental impacts that cannot be mitigated, LAFCO could deny the project or the hearing. This includes concerns about water supply, habitat destruction, and other ecological impacts.

As you well know- The Dana Reserve has 19 Significant Environmental Impacts that do not have adequate mitigation measures. The 3000 Mature Oaks slated for outright demolition- have taken over 300,000 +Cumulative years to get established- and provide key climactic values in Carbon sequestration, water infiltration, Air pollution filtering, to name but a few values. To quickly dismiss those mature trees as insignificant is a travesty.

## 3. Public Service Availability:

- LAFCO considers the availability of public services like water, sewer, fire protection, and other essential services. If the proposed development would strain existing infrastructure or service capacity, this could be a basis for denial.

Sherrif Ian Parkinson and his Chief Deputy had addressed the BOS and stated that servicing Nipomo has already been “next to impossible.” They do not have the workforce, the proximity, or the budget to provide coverage to existing Nipomo, even without Dana Reserve. Now Dana Reserve is slated to bring another 4000 People to this region, and there are no budget allocations, facilities improvements, or plan to pay for the upgraded needs of the Sherrif department. Sherrif Parkinson conservatively estimated they would need another 12-14 million dollars to get them where they need to be if Dana Reserve is approved.

## 4. Agricultural Land Protection:

- LAFCO prioritizes the preservation of agricultural and open space lands. If a development project encroaches on prime agricultural land, LAFCO may deny it, especially if there are alternatives that do not impact such lands.

Though this land on this 300-acre parcel is not deemed prime, it has served and been used for agriculture in the past twenty years. Cattle most recently grazed there, and the unique native plant habitat, specifically the Oak Woodland is the last remaining cluster of Oak Woodland West of the 101 freeway. You could not pick a more impacted parcel of land to build 10 neighborhoods in all of Nipomo – especially when you see all the underutilized areas East of the 101.

## 5. Efficient Urban Development:

- The project must promote efficient and logical urban growth. If the development leads to urban sprawl, leapfrog development, or inefficient land use patterns, LAFCO can deny it.

The Dana Reserve- by definition- is urban sprawl. The Developer is leveraging his opportunity to fund the NCSD to modernize their facilities- in exchange for water that his parcel currently does not have access to. This is not fair, nor does it provide any equity or inclusion of the local people in the planning process. This project is marketed as doing something for everybody in their marketing claim- “housing for all”- but in reality- it is a large-scale housing project with 70% market-force pricing that only those making \$200K / year could buy. The initial proposal submitted by the applicant only had 5% affordable housing element, and thanks to one upstanding planning commissioner – the developer did commit to 10% of the housing to affordability. The project should be flipped and provide 70% affordable- and only 30% profit driven housing.



## 6. Fiscal Impact:

- LAFCO evaluates the fiscal sustainability of the proposed development. If the project is expected to impose a financial burden on local governments or service districts, this could be a reason for denial.

See my above comments in point # 3- that Sherrif Parkinson and his Chief Deputy offered in their testimony to the BOS. They need \$\$12-14 million and facilities and workforce to better serve Nipomo.

CalFire has no \$\$ to build a station- despite the land donation by NKT. Who is going to pay for fire response for this area ? Why not the Developer ?

NCSD and SLO County recently negotiated an agreement to share tax revenue from Dana Reserve- but that leaves SLO County- and all its citizens on the hook to cover the \$800K-\$1Million annually in the short-fall of revenue needed to operate. Why is the Developer not able to meet that responsibility ?

## 7. Public Opposition:

- Strong public opposition or concerns raised by stakeholders such as environmental groups, local agencies, or residents can influence LAFCO's decision to deny a hearing or a project.

**You must be very aware of the pending litigation filed by The Native Plant Society and the Nipomo Action Committee. There are many contentious aspects to this project.**

The Dana Reserve development has raised several concerns regarding its alignment with the San Luis Obispo (SLO) County General Plan. Key areas of potential conflict include environmental impact, community character, and infrastructure needs.

1. **Environmental Preservation:** The project has been criticized for impacting natural landscapes, particularly oak woodlands. The Environmental Impact Report (EIR) included revisions to reduce the number of trees removed; however, the development still requires significant changes to local oak habitats and other sensitive areas. This has raised concerns about whether the project complies with **SLO County's environmental preservation goals, as the General Plan prioritizes the protection of local ecosystems, especially native species, and oak woodlands .**

2. **Housing Density and Community Character:** Dana Reserve’s plan for over 1,300 housing units is seen by some as **inconsistent with the South County’s rural character, which is emphasized in both the General Plan and local development guidelines.** Critics argue that the density and scale of Dana Reserve could lead to urbanization beyond what was envisioned for the Nipomo area, potentially conflicting with policies intended to preserve the existing rural community atmosphere .

3. **Water and Resource Management:** The project is expected to require annexation into the Nipomo Community Services District (NCSD) for water and wastewater services, prompting concerns over water sustainability in a region already facing resource limitations. SLO County’s General Plan emphasizes sustainable resource use, and critics argue that **Dana Reserve’s demand on limited water resources would clearly strain local supplies and infrastructure .**

In summary, **the Dana Reserve Specific Plan does not fully align with the SLO County General Plan**, particularly in areas of environmental conservation, rural character preservation, and sustainable resource management.

**Significant Adjustments and additional measures are definitively needed to address these conflicts.**

**We look to you now LAFCO, to fulfill your duty to adequately screen, judiciously evaluate , and make tough decisions to be sure each project before you is the best plan for SLO County , and for the community that will be most impacted.**

**Dana Reserve has many alluring features, but also has some incredibly significant overriding concerns that need to be rectified.**

**Please deny the Dana Reserve Specific Plan as submitted and condition the project to better align with environmental stewardship, resource allocation, fiscal accountability, and smart growth.**

Thank you for your careful consideration of the matters at hand and allowing me to speak about the many concerns I have with the project.

Bruce Berlin  
Arroyo Grande

## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Tuesday, November 12, 2024 12:59 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



### Inquiries, Comments, Questions?

<b>Your name:</b>	DAVID SCOTT CHRISTIANSEN
<b>Your email:</b>	DAVE@DC-FIRM.COM
<b>Subject:</b>	Dana Reserve Project
<b>Message:</b>	<p>Please delay acceptance of the Dana Reserve Project until LAFCO can fully analyze the combined environmental implications of approving both the Dana Reserve Project and the Phillips decommissioning project. These two projects need to be considered as cumulative, simultaneous projects that will impact air, sound and water quality. It is incumbent upon LAFCO to view these projects in union with one another for their combined negative impacts to the environment. Please also consider the air pollution quality standards resulting from the Oceano Dunes. We cannot view three significant producers of pollution and unmitigatable environmental effects as three separate projects. These must be analyzed as a whole and LAFCO has not had the time required for such analyses. Please delay any acceptance of the Dana Reserve Project as is. Thank you</p>
<b>Attachment:</b>	

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**From:** [David Weitzel](#)  
**To:** [Morgan Bing](#)  
**Subject:** Annexation Support  
**Date:** Tuesday, November 12, 2024 12:31:38 PM

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David Weitzel  
1529 Champions Lane  
Nipomo, CA 93444  
TO: Commissioners of the Local Agency Formation Commission, San Luis Obispo County  
o [mbing@slo.lafco.ca.gov](mailto:mbing@slo.lafco.ca.gov)

November 11, 2024

c/

SUBJECT: In Support of the Annexation of the Dana Reserve to the NCSO Service Area  
tAfCO 4-R-22 / Annexation No. 30 to Nipomo CSD (Dana Reserve)

Dear LAFCO Chairman and Commissioners:

I have lived in Nipomo for 25 years and I fully support annexing the Dana Reserve property to the NCSO service area. The

Dana Reserve brings countless social and economic benefits to Nipomo and the region which clearly override the unavoidable impacts of the development.

One of the impacts of any development is increased vehicle miles travelled (VMT). However, the Dana Reserve provides

numerous VMT mitigating factors which will also benefit us in many other ways. No "infill" project(s) will give us these

VMT solutions and these benefits.

The Dana Reserve (DR) will lessen VMT5 from the DR and from the Nipomo area with:

- Shopping and services for DR residents and other area residents, e.g. the California Fresh market, eateries, other retail establishments, a medical office, a day care center, a neighborhood gathering place, etc. will be near Willow Rd and the LOL freeway, which will serve a large number of residents from Blacklake, Trilogy Monarch Dunes and the surrounding area who would otherwise travel farther for these amenities.
- DR is within walking and biking distance (less than a mile) from Tefft and Mary Streets where most of Nipomo's other retail area is located.
- High-speed internet will make it easy to work from home at the DR.
- One important criteria of the local preference program for DR home buyers is priority to those who can demonstrate a reduction in vehicle miles travelled by living in the DR instead of their present residence.
- Because of the housing ladder and the ADUS in the DR, related households will be able to live close to each other, thereby reducing VMTs by families. For example, a young couple and their grandparents could find appropriate housing in the same development as the middle generation couple living in one of the somewhat larger and more expensive homes.
- Connector roads A & B (part of the County's unfunded Transportation Plan but paid for by the developer) will facilitate traffic in Nipomo and relieve traffic on the 101 freeway by providing alternate north-south routes.
- The DR will have a dedicated Park and Ride as well as two bus transit stops, promoting public transportation.
- The college satellite campus will reduce miles driven by students who otherwise would travel to Cuesta College northwest of San Luis Obispo or to Hancock College in Santa Maria.
- The network of trails, parks, bicycle lanes and open space will allow both DR residents and other Nipomo residents nearby recreation options- Also, when the 388-acre Dana Ridge conservation property is opened to the public for hiking, sightseeing, etc., it will provide another local natural attraction.
- DR will create numerous new permanent local jobs in close proximity to housing, including jobs in the DR commercial area, at the satellite community college, at the medical facility, at the day care center, for the upkeep of the DR area, etc.

For all of the people in this area who have a dire need for decent, attainable housing in pleasant surroundings, and for

all of us who understand that the Dana Reserve is a win-win for the entire area, please vote "yes" now to allow the

annexation of the DR to the NCSD service area. Thank you.  
Sincerely,

David Weitzel

## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Tuesday, November 12, 2024 12:59 PM  
**To:** Morgan Bing  
**Subject:** New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

**SAN LUIS OBISPO**  
LOCAL AGENCY FORMATION COMMISSION



## LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

<b>Your Name:</b>	Mary Van Ryn
<b>Your Email:</b>	maryvanryn@yahoo.com
<b>Subject:</b>	Dana Reserve Housing Project and Commioners
<b>Message:</b>	<p>To all the Commissioners, LAFCO is an agency I'm learning about and I noticed at my first meeting, that there are multiple people serving on the Commission that already had the opportunity to vote on this project. I'm assuming no one from NCSO is voting on the Annexation or any of the County Supervisors. I also noticed that there's only 1 public member on this Commission. In my past life working in Food Safety and ISO, it's never a wise move to have a structure which is littered with the same approval signatures. It's never a good idea to wear more than 1 hat at a time. Here's a few more comments. I'm against the Dana Reserve project in its entirety. I already sent a long, repetitive letter patched together from all my others for your last session on this project. You have the opportunity to "Conserve" our precious resources, and water is paramount for the safety of our existing Community. We need to protect it, not continually exploit it to the point, the over all community's well being is jeopardized. I cannot with good conscious endorse Nick Tompkins (NKT) because of his lack of experience. He ran Apio, a manufacturing company in the City of Guadalupe for decades as President and Ceo, and later as Chairman of the Board of Landec until about 2017. As a Landec and Apio employee for 8 years (2000 - 2008), 4 of which in charge of their Food Safety/QA Department, I have 1st hand experience with an Operations budget. What I</p>

learned was to spend your Capital Expenditure money within the 1st quarter (month) or you'll likely loose it for some project that wasn't properly budgeted for in the "Manufacturing" Operations. Apio (now Taylor farms) currently has 200 acre feet of State Water that is budgeted via a contract with the City of Guadalupe (there's a budget you can download yourself on their web site with information about theirpast problemswith Apio and water, etc.). I recommend you research their past problems with the City, and their relationship with them. How did Apio treat Guadalupe? Why did they move some of the Operations to Santa Maria? Lastly, as a property owner within NCSD boundaries, why wasn't there vote for the public to decide on this Annexation? Did this happen? I must be reading the County's LAFCO document wrong or have the wrong one. Regards, Mary van Ryn MS Agriculture. 1008 Mesa Rd. Nipomo  
Maryvanryn@yahoo.com

**Attachment:** File attached — [please log in to download it securely](#)

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## Initiation

Initiation begins the process for a change of organization or reorganization. An initiation may begin in one of three ways: *by petition, by resolution, or by LAFCO.*

### **Initiation by petition:**

Occurs when either registered voters or landowners in the affected territory request a boundary change. [Usually registered voters sign a petition circulated in an inhabited area while landowners do so in uninhabited areas.] However, for landowner-voter special districts only landowners sign the petitions, even if the area is inhabited.

Before a LAFCO reviews any proposal, anywhere from 5% to 25% of the affected voters or landowners, depending upon the type of boundary change, must sign a petition. For example, a city annexation requires at least 5% of the registered voters who live within the annexation area to sign the petition, and an incorporation needs at least 25% of the voters within the proposed incorporated area to sign a petition.

Petitioners for a reorganization must get the required number of signatures to satisfy all voter requirements. For example, a petition for a reorganization that involve both a district annexation (5%) and a city incorporation (25%) requires signatures from both affected areas. In practical terms, the higher minimum requirement, or 25%, applies.

### **Initiation by resolution:**

Occurs when the governing body of an affected local agency proposes a change of organization or reorganization. Any city or special district that overlaps the affected territory is an affected local agency. A county is always an affected agency because its boundaries include all of the cities and special districts in that county. Therefore, the county board of supervisors can initiate any boundary change in its county.

### **Initiation by LAFCO:**

May occur for special district consolidations, dissolutions, mergers, subsidiary districts, or related reorganizations. LAFCOs can't initiate district annexations or detachments, and can't initiate any city boundary changes. Originally, LAFCOs had only a reactive role regarding boundary changes because the commissions acted on proposals submitted by other agencies or voters. During the recession in the early 1990s, however, the Legislature decided that reducing the number of special districts could save scarce revenues. Few LAFCOs have used this power.

## LAFCO Review



**From:** [Richard Malvarose](#)  
**To:** [Morgan Bing](#)  
**Subject:** Letter to LAFCO  
**Date:** Tuesday, November 12, 2024 8:57:26 AM

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For your consideration-

To my Nipomo neighbors,

I have lived in Nipomo for 13 years. I have served as the President of the Olde Towne Nipomo Association, was previously the President of the Nipomo Chamber of Commerce, Commander of VFW Post 10978, served on the South County Advisory Council and was the President of the Board of Directors for the Nipomo Community Services District (NCSD). I have been fully involved in Nipomo through many seasons and times of change, and I plan to stay here as Nipomo continues into the future.

Recently, the NCSD Board of Directors voted unanimously to apply to the Local Agency Formation Commission (LAFCO) to annex the Dana Reserve property. I believe they made the right decision, and I want to tell you why.

Looking to the future, NCSD ratepayers' water bills are set to increase greatly in the next few years due to the legally binding commitment that we have to receive more imported water from Santa Maria. This commitment isn't a bad thing; it gives the NCSD a second source of water and further protects our basin. But the district is going to be getting such a large increase of water, that without more customers, current ratepayers are going to be the ones fronting the bill for the excess supply.

This Dana Reserve annexation is going to bring new customers—who will only use imported water and absorb the new costs. Frankly, we need these new customers.

Not only will new housing bring in new customers, it also gives the district an infusion of cash to fund substantial infrastructure upgrades. It's not uncommon that service districts have upcoming improvement work to do, and the district has some big ones, including Branch St. Waterline Replacement – \$650K; Southland Wastewater Treatment Facility – \$150K; Eureka Well Replacement – \$1M; Nipomo Supplemental Water Project - \$1.45M; Woodgreen Lift Station - \$600K, to name but a few. Guess who would be picking up those bills? Yes, the current ratepayers.

But this project, the Dana Reserve, as part of the fees, will fund a large amount of these improvements—totaling around 23 million dollars. And if the project pays for it, the current ratepayers won't have to.

I believe that there has been considerable misinformation shared by those advocating against this project. But here is how I see it. This project will help solve a large financial burden looming on the horizon for many of us living in Nipomo.

And to be clear, water exists not only for the Dana Reserve but for all projects into the foreseeable future.

The NCSD has provided written reports by third party experts in the field that show there would be over 400-acre feet (130,340,571 gallons) of surplus water (that's a lot), even with the

full build-out of the Dana Reserve and the further development of ALL zoned lots within the current district, 20 years in the future even when operating during a period of extended drought. In other words, this annexation won't prevent the rest of the district from continuing its development or put our own existing water security in jeopardy. The studies also reveal the improved financial benefits to the district with this annexation, and they show ratepayers saving money with this annexation. Not only will the annexation bring new customers to help with our increased water supply, but the Tuckfield & Associates study shows sewer bills for current customers are estimated to be around 30% less once the project is fully completed.

I believe the NCSD Board did the right thing. They have the water and ability to service this area, it's in their sphere of influence, and it's a good deal for current customers. It's no surprise this earned a unanimous vote.

As the project moves forward to LAFCO, I hope to see the same unanimity. Because here's an important point for all of us to know: the ratepayer savings are realized once this project is fully built, and that takes time.

I hope we see an approval quickly, with another unanimous vote at LAFCO, so this project can move forward and bring sorely needed housing and help current ratepayers keep more money in their pockets.

Richard Malvarose

Nipomo resident and previous NCSD Board Director

## Morgan Bing

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**From:** Streamline <noreply@specialdistrict.org>  
**Sent:** Tuesday, November 12, 2024 12:45 PM  
**To:** Imelda Marquez; Morgan Bing  
**Subject:** New form submission received: Inquiries, Comments, Questions?



### Inquiries, Comments, Questions?

<b>Your name:</b>	Jack Carson
<b>Your email:</b>	summitoaks4@sbcglobal.net
<b>Subject:</b>	Vote No the Dana Reserve Project as Proposed!
<b>Message:</b>	To the LAFCO Member! Please read the attached letter as you consider the matter of the Dana Reserve.
<b>Attachment:</b>	File attached — <a href="#">please log in to download it securely</a>

[Reply / Manage](#)

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Jack Carson  
267 Summit Station Rd  
Arroyo Grande, CA 93420  
[summitoaks4@sbcglobal.net](mailto:summitoaks4@sbcglobal.net)  
(805) 801-2443  
November 8, 2024

To: Members of the San Luis Obispo Local Area Formation Commission  
1042 Pacific Street, Suite A  
San Luis Obispo, CA 93401

This letter is to urge you to vote NO to the Dana Reserve development as it is being proposed.

Of major concern is the proposed annexation of this project into the NCSD, which would provide water to the Dana Reserve development, which currently resides *outside* the water district. The NCSD is contractually obligated to dedicate any supplemental water to projects and residents already within its jurisdiction; this is per the agreement with Santa Maria and the EIR. For years many homeowners and small developers adjacent to the Nipomo Community Services District have applied and appealed to the NCSD board for water service, but have been denied. Until the legality of this matter is determined, no approval of the Dana Reserve annexation should be approved.

It has also been revealed that San Luis Obispo County is giving the NCSD 2.5 % of any annexation fees which is unfairly and inappropriately influencing the Nipomo Community Service District. This incentive is not being offered to other CSD's within the county. What must they be thinking of this?

I have been a resident at the above address for over 30 years which is less than one mile from the proposed Dana Reserve housing/retail development. Our street, Summit Station Rd, along with Tefft, used to carry the abundance of traffic from the mesa to HWY 101 before the Willow Rd Extension was implemented. Hetrick Ave (a rural road) and Hwy 101, border these east-west streets. The proposed of egress and ingress for the Dana Reserve is entirely inadequate to accommodate the traffic that will accompany the proposed 1400 homes + retail businesses proposed by the Dana Reserve developer.

I urge you to table any decision without consideration to the community proposed alternative plan to the Dana Reserve Project.

Thank you.

Jack Carson  
summitoaks4@sbcglobal.net  
(805)801-2443

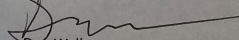
Page 2 of Don Wells' letter to LAFCO Commissioners

- A 0.5-acre improved land donation for a daycare center to serve the DRSP area and surrounding community.
- Designate approximately 21 percent, or about 62 acres, of the DRSP area for recreational and open space uses, including native plant park(s).
- Provide funding for enhancement of existing offsite park and recreational facilities through payment of Quimby fees, not in lieu of as allowed by law, but in addition to the park and recreation facilities located at the Dana Reserve itself.
- Offer of dedication to an open space and conservation easement on a 388-acre property in Nipomo known as Dana Ridge, which has ocean views and includes approximately 238 acres of coast live oak woodland containing approximately 14,000 oaks.
- Preserve in perpetuity through recordation, known cultural and archaeological resources present within the area.
- Include five connection points to the surrounding community, which would provide alternative emergency evacuation routes for the existing community, by the construction at developer's cost, of three connector roads that SLOCOG and County Public Works have designated as transportation needs.
- Consistent with the recommendation of the Nipomo Mesa Management Area, the DRSP would facilitate further implementation of the Nipomo Supplemental Water Project by bringing water into the Nipomo Mesa and applying it to land uses within the mesa, a majority of which would be recaptured through wastewater collection and treated at the NCSO Southland Wastewater Treatment Facility, where it can percolate back into the Nipomo Mesa subbasin. The Dana Reserve will not use any Nipomo Mesa groundwater.
- Significantly benefit the NCSO and its existing customers because the \$45 million in fees, capacity charges and other funds the Dana Reserve will pay directly to the NCSO (i) will improve the aging and inadequate NCSO infrastructure thereby saving existing NCSO customers from having to pay for these improvements through rate hikes, and (ii) improve the NCSO's financial status, including significantly improving its reserves and debt coverage ratios (e.g. the Tuckfield rate study found that with the Dana Reserve the wastewater capital fund will improve from a negative (\$423,846) to a positive \$805,100). Also, the Tuckfield rate study concludes that the Dana Reserve will lower water and sewer rates for existing NCSO customers.

As to the claim that there is not enough water to serve the Dana Reserve, this is clearly refuted by the water studies (on the NCSO and LAFCO websites) which show that even with the full build-out of the Dana Reserve and full build-out of every vacant lot in the present NCSO service area, including all ADUs, there will still be hundreds of acre feet per year of excess water even in times of extended drought.

The opponents of the Dana Reserve do not speak for all those area residents who, like me, want this wonderful project to go forward. Given all the evidence showing how the many benefits of annexing the Dana Reserve to the NCSO service area greatly outweigh any perceived disadvantages, we all urge the Commission to approve the annexation.

Sincerely,



Don Wells

Don Wells  
519 Woodgreen Way  
Nipomo, CA 93444

November 11, 2024

TO: Commissioners of the Local Agency Formation Commission, San Luis Obispo County

RE: **Please Approve the Annexation of the Dana Reserve to the NCS D Service Area  
LAFCO 4-R-22 / Annexation No. 30 to Nipomo CSD (Dana Reserve)**

Dear LAFCO Chairman and Commissioners:

*Please include this letter in the public record for the November 14, 2024 LAFCO Board of Directors Hearing on the annexation of the Dana Reserve into the NCS D service area.*

I have been an NCS D customer for 17 years and I am completely in support of annexing the Dana Reserve property to the NCS D service area. Anyone who objectively reviews the facts must acknowledge that the annexation will significantly benefit not only the district and its present customers, but also the entire County. The following list of social and economic benefits is adapted, with some additional comments, from one of the attachments to the Staff Report for the November 14, 2024 hearing:

- Provide a variety of commercial and industrial uses to generate local business activities and increase sales tax revenues.
- Create new construction-related and permanent jobs in the project area and foster future economic growth.
- According to the Economic and Fiscal Impact Analysis for the DRSP, during the construction phase, the project is projected to generate about 4,368 directly related jobs onsite and approximately 1,763 jobs through indirect and induced economic activity. Labor income associated with these jobs would total approximately \$455 million, or more than \$74,000 per job (in 2022 dollars).
- Assist the County in meeting its housing allocation targets and provide a variety of housing types to meet the needs of a variety of renters and buyers.
- A local preference program for home buyers and renters will be included in the marketing of the units within the NBDs 1 through 6. The local preference program will give first priority to individuals who live or work in the South County (identified by the boundaries of the Lucia Mar Unified School District), children of South County residents, first-time home buyers, and buyers who can demonstrate a reduction in vehicle miles traveled by living in the DRSP area.
- Donation land within NBD 10A to Lucia Mar School District for the development of deed-restricted affordable housing by People's Self-Help Housing to be offered to school district employees first.
- Donation of land within NBD 10 B to People's Self-Help Housing for the construction of deed-restricted affordable housing.
- Provide \$3.2 million dollar donation to the Community Foundation San Luis Obispo for downpayment assistance of between 3.5% and 10% of the home's purchase price to qualified first-time home buyers.
- A 2-acre improved land dedication within the DRSP area for the construction of a future fire station to serve the South County and Nipomo areas.
- A 4-acre improved land donation for a satellite Cuesta College campus.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Abram Perlstein (ap3dguy@hotmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 9:46 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

The Dana Reserve is anything but. What it is is an epically wrong development. Destroying that giant intact oak woodland is an impossibly bad idea.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,



Abram Perlstein  
1852 6th St  
Los Osos, CA 93402  
ap3dguy@hotmail.com  
(805) 234-1253

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Art Westerfield (awwesterfield@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 7:08 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Art Westerfield  
902 Cameron Court  
Arroyo Grande, CA 93420

awwesterfield@gmail.com  
(805) 295-0558

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



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## SLO LAFCO Item A-1 - Decline Dana Reserve Annexation

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**From** Barbara Bonifas (barbarabonifas@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:13 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

This issue is pivotal to preserving the natural environment created by the 3,000 oak trees that would be lost. Also the water requirements for 4,500 new residents cannot be met - worsening a current water shortage. I urge you to decline.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Barbara Bonifas  
596 Highland Dr  
Los Osos, CA 93402  
barbarabonifas@gmail.com  
(406) 431-4268

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Barbara Graper (barbie1pob@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 8:16 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Barbara Graper  
PO Box 982  
Templeton, CA 93465

barbie1pob@gmail.com  
(805) 434-9116

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Barbara Neuman (inspiredorb@hotmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:58 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

We need more affordable homes but not at this cost to the environment. Plus there just is not enough water for this development.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,



Barbara Neuman  
1230 Atlantic City Ave  
Grover Beach, CA 93433  
inspiredorb@hotmail.com  
(805) 473-9400

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Barbie Graper (barbie1pob@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 8:22 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.

Sincerely,

Barbie Graper  
3997 High Laurel Lanr  
Templeton, CA 93465

barbie1pob@gmail.com  
(805) 393-0896

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Becky Homewood (homewoodb@yahoo.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:59 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Please save this beautiful spot, It has more to offer than you actually realize. We need to save as much reserve for our wildlife and the ecosystem!!

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Becky Homewood  
2098 Oxford Ave  
Cambria, CA 93428  
homewoodb@yahoo.com  
(805) 203-5529

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Blake Gerl (bfrino@yahoo.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:02 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Blake Gerl  
2915 Ironwood Ave  
Morro Bay, CA 93442

bfrino@yahoo.com  
(714) 335-9844

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Carmen Morales-Board (moomoorn@aol.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:05 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

The community presented an alternative plan that saved 3,448 of the 3,948 Coastal Live Oaks and most of the sensitive habitat areas, yet the request to have Alternative Plan L reviewed by the Planning Commission for additional revisions was ignored and the DRSP was approved as originally designed on April 24,2024.

This is unacceptable

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.



Thank you for considering my comments on this important matter.

Sincerely,

Carmen Morales-Board  
684 Barberry Way  
Nipomo, CA 93444  
moomoorn@aol.com  
(661) 487-0197

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Carolina Van Stone (carolina792@earthlink.net) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Tue 11/12/2024 7:41 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Carolina Van Stone  
1135 2nd St

Baywood Park, CA 93402  
carolina792@earthlink.net  
(805) 748-0519

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Charles Tribbey (cltquest@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:18 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Charles Tribbey  
57 La Gaviota  
Pismo Beach, CA 93449

cltquest@gmail.com  
(805) 441-7597

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Craig Bowman (craigdbowman@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 7:39 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.

Sincerely,

Craig Bowman  
276 La Cresta Dr  
Arroyo Grande, CA 93420

craigdbowman@gmail.com  
(805) 574-4288

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Crystal Rose (canddrose@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:36 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Mature oak trees are valuable for their effect upon the climate, for their beauty, for their food and shelter for a wide variety of animals?and they cannot be replaced. Please don't do this! I know we need more housing. Make that happen by allowing greater density in each or our cities, and by allowing individual buildings in individual spots, or apartment buildings where there is room inside already partly built up areas. Save the Oaks!!

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.



Sincerely,

Crystal Rose  
1168 16th St  
Los Osos, CA 93402  
canddrose@gmail.com  
(805) 528-3421

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Cynthia Pickard (graefc21@sbcglobal.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 7:10 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Cynthia Pickard  
2009 9th st  
Los Osos, CA 93402

graefc21@sbcglobal.net  
(805) 748-3034

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Darlene Tunney Rosene (darzline@yahoo.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Tue 11/12/2024 10:11 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Darlene Tunney Rosene  
161 , Paddock Rd

Shell Beach, CA 93449  
darzline@yahoo.com  
(805) 543-3000

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Dawna Knapp (dawna.knapp@sierraclub.org) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:14 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Dawna Knapp  
7251 Lillivale Ct  
Citrus Heights, CA 95621

dawna.knapp@sierraclub.org  
(415) 320-2213

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Elaine G (elgenasci@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 8:26 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

As it stands, the Dana Reserve project will...

- Destroy 3,000+ mature oaks in rare oak woodland

- Drain the water supply in an area with "Severe Water Shortage Conditions"

- Bring ~30% unplanned population increase to Nipomo, ~4,500 residents

- Prioritize luxury homes over truly affordable housing

- Divert over 2% of property tax revenue from our County's General Fund to fund water for the Dana Reserve development. A direct violation of SLO County's tax revenue sharing policy.

Please deny the Dana Reserve Project as it stands to prevent this destruction.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the



aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Elaine G  
462 Chorro St  
San Luis Obispo, CA 93405  
elgenasci@gmail.com  
(805) 458-3978

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Elizabeth Bettenhausen (elizabethbettenhausen@gmail.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:28 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Elizabeth Bettenhausen  
345 Plymouth St

Cambria, CA 93428  
elizabethbettenhausen@gmail.com  
(805) 927-0659

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Ellen Nelson (ellen@barncatservices.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 9:03 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Water is our most precious resource. Please don't squander it. These Oaks are important, more important than pushing forward development...

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Ellen Nelson  
2249 Inyo St  
Los Osos, CA 93402  
ellen@barncatservices.com  
(820) 346-8559

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Eric Tyler Conrad (tylerconrad122@yahoo.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Tue 11/12/2024 10:14 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Oak woodlands need to be protected in California and SLO County. Climate change with growing wildfires, disease and drought are decimate these important woodlands. Allowing this de elopmentto futher deplete dwindling water supply In Nipomo is irresponsible and reckless.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Eric Tyler Conrad  
1501 Quintana Rd. Rd # 38  
Morro Bay, CA 93442  
tylerconrad122@yahoo.com  
(559) 285-4392

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Evaan Portillo (evaan1948@hotmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 9:58 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

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Thank you for considering my comments on this important matter.

Sincerely,

Evaan Portillo  
520 Chiswick Way  
Cambria, CA 93428



evaan1948@hotmail.com  
(805) 888-7810

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** George Lewis (glewis@calpoly.edu) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 6:04 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

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Thank you for considering my comments on this important matter.

Sincerely,

George Lewis  
1852 6th St  
Los Osos, CA 93402

glewis@calpoly.edu  
(805) 528-7303

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Outlook

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## SLO LAFCO Item A-1 - Decline Dana Reserve Annexation

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**From** Jackie Johnson (jgxjohnson@att.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 9:42 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

If we have so much water to give away, why am I still paying conservation penalties? Why is Nipomo still in stage 2? Sure, we don't need trees ... we need rich people to make sure that more ordinary people don't have anywhere to live. We need to give those rich people more so we get less. It's the American way, after all. Imagine how excited we all are about this twisted form of "sharing". Why not build actual multifamily affordable units... truly affordable units and not the pretend affordable homes the Dana Reserve plans to build. As usual, the real question is "who profits"? And I'm absolutely not on that list.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Jackie Johnson  
270 La Joya Dr  
Nipomo, CA 93444  
jgxjohnson@att.net  
(805) 929-1521

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Jan Sherrill (pacamom@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:51 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

save the water, no one, animal or human, can live without it

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Jan Sherrill

4565 S El Pomar Rd  
Templeton, CA 93465  
pacamom@gmail.com  
(805) 674-6060

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Jane Lehr (jlehrcalpoly@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:50 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

I live in SLO County. This is the opposite of our stated values.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Jane Lehr



3335 Broad St Apt 3  
San Luis Obispo, CA 93401  
jlehrcaipoly@gmail.com  
(805) 305-9247

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.

November 12, 2024

*To: Commissioners of the Local Agency Formation Commission, San Luis Obispo County*

*From: Janine Y. Arie, Nipomo resident*

**Subject: Support for the Dana Reserve development as proposed by Applicant**  
*c/o [mbinq@slo.lafco.ca.gov](mailto:mbinq@slo.lafco.ca.gov)*

Dear Chairman and Commissioners,

I have lived in Nipomo for 16 years and other members of my family also live in Nipomo. My family and I urge all of the Commissioners to approve the annexation of the Dana Reserve development to the NCS D service area without further delay.

At the 2024 Central Coast Economic Forum which took place November 1, 2024 at the Madonna Inn the guest speakers repeatedly stressed that the lack of housing and related lack of labor force are holding back SLO County. The dire need for housing to keep qualified employees is the same message that we have heard over and over again from the local health care providers, educators, and so many other area employers.

The Dana Reserve goes a long way toward solving this housing problem as well as other numerous area problems, and it does so with a well-designed multi-use improvement that elegantly blends development with the semi-rural nature of Nipomo. It is vital to stress that we need to retain all components of the proposed project, not only to keep it economically viable, but also to address both the County's and its constituents' various goals and needs.

For example, those who say that there should be fewer homes, or that many more or all of the residences should be very affordable ones, or who attempt to reduce the commercial space, are not in touch with the hard reality that the project needs sufficient higher-end homes and appropriate commercial space to pay for the public roads, parks and trails; the impact fees; the fees and other developer assistance to LMUSD; the donations of improved land for very affordable housing, a day care center, a fire station, and a college satellite campus; the Quimby fees (the developer has agreed to pay these even though the County will not maintain the Dana Reserve parks and trails that will be open to the public); a \$2M voluntary facility fee toward the construction of the new fire station; a Park and Ride site and two public transit stops; millions of dollars to upgrade outdated NCS D infrastructure which existing NCS D customers would otherwise have to pay for; and more. In total, the developer will pay at least \$85M for the betterment of our community.

No other development will come close to delivering the type and scope of social and economic benefits provided by the Dana Reserve, which were well explained at the LAFCO Study Session on September 19, 2024. Opponents say that the Dana Reserve developer should reduce the improvements in the development by half but still deliver all the amenities of the project. They also say we should be satisfied with much smaller infill projects in Nipomo. However, we can't have our cake and eat it, too.

A word about the trees: While it's true that about 3,000 oaks (note that this number counts the multiple trunks growing from a single root crown as separate trees) will be removed to make the project feasible, it is important to note that between the trees that are preserved and planted at the site and the more than 14,000 oak trees on the 388-acre Nipomo Dana Ridge property that the developer will donate for conservation in perpetuity, around 17,000 oaks will be preserved. Also, all the homes will have a solar system which cumulatively will more than offset the carbon footprint from removing trees.

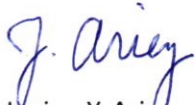
TO: SLO County LAFCO Commissioners

FROM: Janine Y. Arey, November 12, 2024

With regard to housing, in addressing the overall housing need the Dana Reserve will help the 55 and older group which is the largest segment of the County's population, and growing. Persons in this age group will be able to choose areas of the Dana Reserve that are suited to their means. Seniors will benefit from a walkable community with amenities that will help them stay healthy and stay in their homes longer.

**Please do not let more delays threaten this great opportunity for a wonderful housing community. Please approve the Dana Reserve's annexation into the NCSD district at LAFCO's November 14, 2024 hearing.**

Thank you for your consideration and your public service.

A handwritten signature in blue ink that reads "J. Arey". The signature is fluid and cursive, with the first name "Janine" and last name "Arey" clearly visible.

Janine Y. Arey  
Nipomo



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Jennifer Bauer (slojen10@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 7:51 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

I'm a mother and a teacher. Please pause before approving this project as is and think about future generations. Please plan smartly and consider alternatives that will benefit everyone.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Jennifer Bauer  
Spanish Oaks Drive, 4575  
san luis obispo, CA 93401  
slojen10@gmail.com  
(805) 543-9655

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Joan Henry (4jhenry@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:50 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.

Sincerely,

Joan Henry  
182 Brisco Rd Apt N  
Arroyo Grande, CA 93420

4jhenry@gmail.com  
(805) 481-1262

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Joel Fischbein (jpfischbein@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:59 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Preserving oak woodlands and stopping the spread of poorly planned and integrated development will help keep our local land bountiful for supporting the people who already live here. We need to take development and housing strategies in a different direction, either by rezoning for more dense housing in already developed areas, or developing in sustainable ways that improve the land as it is instead of impoverishing it.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.



Sincerely,

Joel Fischbein  
1115 Palm Court  
Arroyo Grande, CA 93420  
jpfischbein@gmail.com  
(805) 904-8842

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Judith Graham (gingermintgraham@yahoo.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Wed 11/13/2024 7:38 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.

Sincerely,

Judith Graham  
6493 Edna Rd

San Luis Obispo, CA 93401  
gingermintgraham@yahoo.com  
(805) 440-8517

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Julie Conan (graefj1@aol.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:57 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

we are so lucky to live in this area. And what makes this area great is the respect that so many have for our beautiful environment. We can't replace it and once you develop it, the resources are gone. Nature is gone, and that is not acceptable. If you live here, I would hope it is because of the beauty and the respect you have for nature. There are so many of us who are so conservative of the water in the area only for it to be used on new people being drawn into the area. It isn't right and it isn't fair.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

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Thank you for considering my comments on this important matter.

Sincerely,

Julie Conan  
572 Manzanita Dr  
Los Osos, CA 93402  
graefj1@aol.com  
(805) 748-9862

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Julie Smith (raynjulie1048@sbcglobal.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:05 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

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Thank you for considering my comments on this important matter.

Sincerely,

Julie Smith  
1048 Bay Oaks Dr  
Los Osos, CA 93402

raynjulie1048@sbcglobal.net  
(805) 440-0235

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Karl Kempton (nrview@thegrid.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:10 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

It is sheer folly to accept the claim a mature oak forest with all its complexities and nuances of habitat can be replaced by planting individual young oak saplings throughout a residential development.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

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Thank you for considering my comments on this important matter.

Sincerely,



Karl Kempton  
2740 Grell Ln  
Oceano, CA 93445  
nrview@thegrid.net  
(805) 489-2770

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Kathryn Tribbey (cltquest@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 8:26 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Kathryn Tribbey  
57 La Gaviota  
Pismo Beach, CA 93449

cltquest@gmail.com  
(805) 441-7597

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Kelly Reed Daulton (kellyreeddaulton@gmail.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Tue 11/12/2024 10:31 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

We are smarter than this project and can create and build housing that does not destroy the environment, like this one does.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Kelly Reed Daulton  
622 Crocker Street  
Templeton, CA 93465  
kellyreeddaulton@gmail.com  
(650) 483-1893

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Keith Pellemeier (kpelly13@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 4:54 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Please stop this project! It will kill too many trees and we do not have the water for this many houses

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

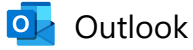
Thank you for considering my comments on this important matter.

Sincerely,

Keith Pellemeier

1635 Garden St  
San Luis Obispo, CA 93401  
kpelly13@gmail.com  
(805) 748-0150

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



## New form submission received: Inquiries, Comments, Questions?

**From** Streamline <noreply@specialdistrict.org>

**Date** Tue 11/12/2024 9:13 PM

**To** Imelda Marquez <imarquez@slo.lafco.ca.gov>; Morgan Bing <mbing@slo.lafco.ca.gov>



## Inquiries, Comments, Questions?

<b>Your name:</b>	Kitt Jenae
<b>Your email:</b>	hoofmessages@gmail.com
<b>Subject:</b>	The vote about annexation of the Dana Reserve,
<b>Message:</b>	I stand resolutely with the concerns of the Nipomo Action committee regarding the vote coming up to annex the Dana Reserve and implore you to vote NO because of those very valid concerns. Kitt Jenae
<b>Attachment:</b>	

[Reply / Manage](#)

Powered by [Streamline](#).





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## SLO LAFCO Item A-1 - Decline Dana Reserve Annexation

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**From** Kristie Wells (k wells08@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:15 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Please deny the annexation of the Dana Reserve development, as currently planned . The costs to the limited water resources, the oak woodland, and General Fund tax revenue are hardly worth the development of more high-end homes. This project is only of benefit to the developers. Please do not allow this destructive and wasteful project to move forward.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Kristie Wells  
1773 11th St  
Los Osos, CA 93402  
kwells08@gmail.com  
(805) 555-1212

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Lance Wilson (wilsonlance504@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 9:52 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission, As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands. This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast. The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more. It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good. I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need. Thank you for considering my comments on this important matter.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Lance Wilson  
506 Mitchell Dr  
San Luis Obispo, CA 93401  
wilsonlance504@gmail.com  
(805) 235-2829

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Laura Knutson (lauraghiri@yahoo.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:23 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

I am strongly against the proposition to destroy the Nipomo Oak Woodland and water supply for the development of homes. We need this water supply and to maintain the few woodlands we still have. And for what? Luxury homes. This is not what the people who live here want. Please stop the development and preserve our land and resources.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Laura Knutson  
215 Highland Dr  
San Luis Obispo, CA 93405  
lauraghiri@yahoo.com  
(805) 781-9944

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Laurel Sherrie (laurelsherrie@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:26 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Laurel Sherrie  
310 Corralitos Rd  
Arroyo Grande, CA 93420

laurelsherrie@gmail.com  
(805) 473-4640

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.





Outlook

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**FW: SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Morgan Bing <mbing@slo.lafco.ca.gov>  
**Date** Wed 11/13/2024 8:11 AM  
**To** Imelda Marquez <imarquez@slo.lafco.ca.gov>

Morgan Bing | Analyst  
San Luis Obispo Local Agency Formation Commission  
1042 Pacific St Suite A  
San Luis Obispo, CA 93401  
(805) 781-5795

-----Original Message-----

**From:** Liane Schaffer (lianeschaffer@yahoo.com) Sent You a Personal Message <kwautomail@phone2action.com>  
**Sent:** Tuesday, November 12, 2024 5:19 PM  
**To:** Morgan Bing <mbing@slo.lafco.ca.gov>  
**Subject:** SLO LAFCO Item A-1 - Decline Dana Reserve Annexation

Dear SLO County LAFCO,

A better option should be considered that is not so environmentally damaging.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and

developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Liane Schaffer  
975 Hillcrest Dr  
Cambria, CA 93428  
lianeschaffer@yahoo.com  
(805) 924-1613

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Linda Binder (bindalinda@earthlink.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 8:04 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Save this beautiful special reserve.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Linda Binder

525 Manzanita  
Los Osos, CA 93402  
bindalinda@earthlink.net  
(805) 468-5553

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Outlook

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## Dana Reserve and the Mission of LAFCo

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**From** Linda Parks <voteforparks@gmail.com>

**Date** Wed 11/13/2024 7:04 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear Commissioners,

Please adhere to the mission of LAFCo and deny Dana Reserve. It's the poster child of sprawl development and does not meet the definition of orderly development that is the mission of LAFCo.

On a personal note, I hope you will take this opportunity to fulfill even the mission in one's own life to not destroy 3000 oak trees particularly when there is a sound alternative. It is not all or nothing, if you deny it they will come back with a reasonable alternative.

You're fortunate to have the position you do, please use it for the public good and for good planning.

I wish you the best in making this a decision that you'll back on throughout your life and know you did it right.

-- Linda Parks

Los Osos Resident

Former 20-year Ventura County LAFCo Commissioner



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Lisa Christensen (lisa.christensen15@gmail.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:19 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

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Thank you for considering my comments on this important matter.

Sincerely,

Lisa Christensen  
1338 Rice Ct

Arroyo Grande, CA 93420  
lisa.christensen15@gmail.com  
(909) 450-1705

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Lisa Shinn (12fruittreez@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 9:58 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Please reconsider the decision to remove mature oak trees that clean the air and provide shelter to so many animals. Yes we need housing but design it around saving the grandmother trees. Watershed like this keeps rain in the ground. Cement does not. Is there another way to structure development. Please consider the biodiversity lost forever.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.



Sincerely,

Lisa Shinn  
2450 Pecho Valley Rd  
Los Osos, CA 93402  
12fruittreez@gmail.com  
(805) 748-9595

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Lisa Taber (lisa\_taber@sbcglobal.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:04 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Please don't turn our county into LA county?.we all moved here for the open land and clean air?not cement cities full of look alike homes. Plus the traffic is now awful because of all the building of new expensive homes only people from OUT of town can afford?.this is very local unfriendly !

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Lisa Taber  
1510 10 th  
Los Osos, CA 93402  
lisa\_taber@sbcglobal.net  
(805) 235-3149

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Mark Stilphen (markstilphen@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:09 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

This project is wrong in so many ways: destruction of an oak woodland which have huge biodiversity, strain the water system through illegal means.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Mark Stilphen  
959 Bluebell Way  
San Luis Obispo, CA 93401  
markstilphen@gmail.com  
(310) 633-0314

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Marta Aliaga (mar.aliaga@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:04 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Marta Aliaga  
1995 Henderson Ln  
Oceano, CA 93445

mar.aliaga@gmail.com  
(805) 260-4300

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Martie Rutherford (slomire@msn.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 7:41 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

If we do not preserve the environment that makes it possible to have a good quality of life then what is the point. The oak trees are precious. There is a lot of infill housing already happening. We do not need a huge development to make us look just like the Los Angeles mess. There are so many reasons this development should not go forward. Please do not annex and allow the water to go to support those already in the community footprint.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.



Sincerely,

Martie Rutherford  
4757 Bridge Creek Rd  
San Luis Obispo, CA 93401  
slomire@msn.com  
(805) 459-3731

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Marvin Salles (marvinsalles@yahoo.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 9:20 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

This makes no sense for the poor people of Nopomo!

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Marvin Salles

6011 Balm Ridge Way  
San Luis Obispo, CA 93401  
marvinsalles@yahoo.com  
(760) 898-4453

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Megan Cannon (megancordes@hotmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 9:22 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

As we struggle with greater housing crisis and sharing of limited resources such as water. It is vital we prioritize projects that prioritize affordable housing and protect unique ecosystems like the oak woodlands in the affected region.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Megan Cannon  
4755 Miramon Ave  
Atascadero, CA 93422  
megancordes@hotmail.com  
(805) 427-1439

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Melissa Davis (melissadavis\_2000@yahoo.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:16 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Melissa Davis  
9815 Steelhead Rd

Paso Robles, CA 93446  
melissadavis\_2000@yahoo.com  
(415) 555-6789

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## SLO LAFCO Item A-1 - Decline Dana Reserve Annexation

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**From** M L Sanders (kermodi13@verizon.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 7:06 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dedny the Dana Reserve Project, Preserve the oaks and Nipomo's water supply. No to luxury homes and increased population. Please preserve the natural treasure of open space, water supply oak habitat and concern for lower population and conscious healthy, natural lifestyle for wildlands open space and wildlife! Thank you for listening!

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.



Sincerely,

M L Sanders  
1061 Hillcrest Dr  
Cambria, CA 93428  
kermodi13@verizon.net  
(805) 569-8735

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Paul and Elizabeth Fordyce (paulfordyce@sbcglobal.net) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:42 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

This project stinks. It needs modifications to save oaks and water and provide more affordable housing. Please deny it.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Paul and Elizabeth Fordyce  
1206 Montego St  
Arroyo Grande, CA 93420  
paulfordyce@sbcglobal.net  
(805) 748-8214

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Richard Shepard (shepardconsulting@verizon.net) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Wed 11/13/2024 8:37 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.

Sincerely,

Richard Shepard  
1097 Hillcrest Dr

Cambria, CA 93428  
shepardconsulting@verizon.net  
(909) 861-1443

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Rick and Valene Mathews (rvmathews@gmail.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Wed 11/13/2024 7:12 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Please do the right thing and save our precious water resources

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.

Sincerely,

Rick and Valene Mathews  
6005 Via Colonia Ct  
Atascadero, CA 93422  
rvmathews@gmail.com  
(805) 610-2776

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Rob Mohle (rlmohle@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:13 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

I am opposed to the Dana reserve annexation. Thank you

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Rob Mohle



PO Box 708  
Avila Beach, CA 93424  
rlmohle@gmail.com  
(805) 773-6650

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Sandi Pinnegar (sandip1333@yahoo.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 8:24 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Climate change is real.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Sandi Pinnegar

112 18th St  
Paso Robles, CA 93446  
sandip1333@yahoo.com  
(805) 835-6254

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Shiva Prakash (shivap@verizon.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 8:23 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

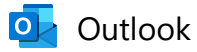
Thank you for considering my comments on this important matter.

Sincerely,

Shiva Prakash  
1061 Hillcrest Dr  
Cambria, CA 93428

shivap@verizon.net  
(805) 203-5568

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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## Dana Reserve

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**From** Steve Delmartini <steve.delmartini@compass.com>

**Date** Tue 11/12/2024 3:57 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

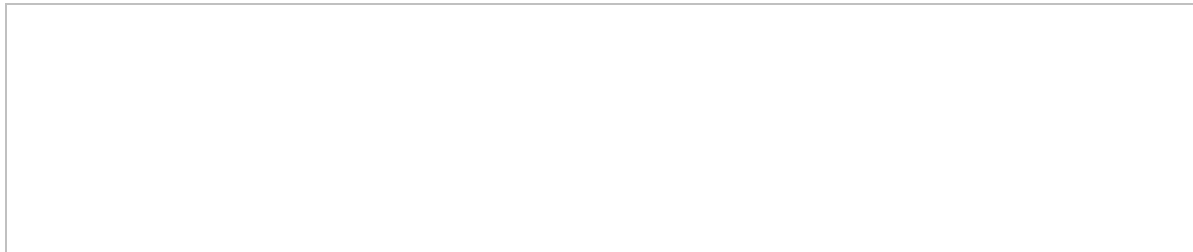
LAFCO members

I'm sending this email to encourage your "yes" vote for the final step to move the Dana Reserve development forward.

Thank you for your time and consideration, it is greatly appreciated.

--

**Steve Delmartini**





Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Susan Balthasar (susanb@nickb.org) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 11:19 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

It breaks my heart to learn that the developers plan to destroy 3,000+ mature oaks to build these homes. And 4500 new residents in Nipomo?? This county's resources cannot support that number of new people. We need affordable housing!! Not this megadrain on our resources.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Susan Balthasar  
460 Mitchell Dr  
Los Osos, CA 93402  
susanb@nickb.org  
(805) 472-5678

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.





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## SLO LAFCO Item A-1 - Decline Dana Reserve Annexation

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**From** SUSAN HARVEY (susan@ifsusan.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 5:36 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

The oak woodland is an important recharge area and the oaks greatly contribute to the reduction of green house gases and sequestering of carbon. Please reject the application to include the Dana Reserve area into the NCSD.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

SUSAN HARVEY  
2430 Geneseo Rd  
Paso Robles, CA 93446  
susan@ifsusan.com  
(805) 239-0542

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Susan Jonas (jonart@charter.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:41 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.

Sincerely,

Susan Jonas  
611 Lilac Dr  
Los Osos, CA 93402

jonart@charter.net  
(805) 534-9849

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Susan Larson (4susanlarson@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Tue 11/12/2024 6:19 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.

Sincerely,

Susan Larson  
938 Running Stag Way  
Paso Robles, CA 93446

4susanlarsen@gmail.com  
(805) 540-8579

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



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**Fw: SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Morgan Bing <mbing@slo.lafco.ca.gov>

**Date** Tue 11/12/2024 5:37 PM

**To** Rob Fitzroy <rfitzroy@slo.lafco.ca.gov>

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---

**From:** Val Barboza (slowalkergal@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Sent:** Tuesday, November 12, 2024 5:17 PM

**To:** Morgan Bing <mbing@slo.lafco.ca.gov>

**Subject:** SLO LAFCO Item A-1 - Decline Dana Reserve Annexation

Dear SLO County LAFCO,

Stop the carnage of our remaining open spaces. This only adds to traffic and unaffordable housing!

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the

aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Val Barboza  
1756 Cordova Dr  
San Luis Obispo, CA 93405  
slowalkergal@gmail.com  
(805) 215-9327

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



November 12, 2024

**Via Email**

San Luis Obispo Local Agency Formation  
1042 Pacific St., Suite A  
San Luis Obispo CA, 93401  
mbing@slo.lafco.ca.gov

*Re: Dana Reserve Annexation*

Honorable Commissioners:

this office represents the Nipomo Action Committee (“NAC”), on whose behalf I submit these comments regarding the proposed annexation of the Dana Reserve (“Project” or “Dana Reserve”) to the Nipomo Community Services District (“NCSD” or “the District”). NAC is opposed to the proposed annexation and urges you to deny it because Dana Reserve is located outside the District’s service area. The supplemental water transfer that the NCSD has identified as the water supply for this project was specifically earmarked for infill development by NCSD’s existing customers and landowners within the NCSD’s current boundaries and therefore cannot be used for a project outside of the NCSD’s boundaries.

Moreover, contrary to NCSD’s contention and past commitments, there is no substantial evidence to show NCSD’s current supplies, including supplemental water from Santa Maria, is sufficient to support existing residents **and** all potential infill development within the District if the 500 AFY supplemental water is dedicated to Dana Reserve.

Finally, because of the recent discovery of a new and highly threatened species of Manzanita in Nipomo, LAFCO must undertake supplemental environmental review before it can consider approving the annexation.



890 Monterey St  
Suite H  
San Luis Obispo  
California 93401  
ph: 805-593-0926  
fax: 805-593-0946  
babaknaficy@naficylaw.com

## **A. Background**

All new residential development in Nipomo must rely on the 500 Acre-foot-per year (AFY) (Phase II) water transfer from Santa Maria. As NCSD argued in its September 18, 2024 letter<sup>1</sup> to LAFCO, this 500 AFY was unambiguously reserved by NCSD itself to serve infill development within NCSD's jurisdictional boundaries and existing customers. The proposed annexation proposal abandons this commitment and instead, promotes sprawl development within the Sphere of Influence. The proposed annexation, therefore, is legally infeasible and contrary to LAFCO and NCSD's own established policies favoring infill development.

Despite the NCSD's extensive comments, the Staff Report completely ignores the issue and fails to explain why it is appropriate for LAFCO to approve the proposed annexation despite the legal cloud over NCSD's ability to lawfully supply water to this project.

## **B. Because the 500 AFY Phase II water transfer from Santa Maria to NCSD is earmarked exclusively for infill development, the NCSD does not have the legal ability to supply water to the Project.**

In its September 18, 2024 comment, NAC painstakingly demonstrated that the 500 AFY water transfer (Phase II) was specifically earmarked for infill development. The evidence cited in the NAC comments include NCSD's environmental impact report (EIR) for the supplemental water project. The NAC letter also pointed out that the August 27, 2024, NCSD Staff Report acknowledged that the supplemental water project EIR explicitly describes the 500 AFY Phase II transfer can be used only for serving projects within the NCSD's existing boundaries and current customers. NAC pointed out that according to the text of the NCSD's 2009 Final EIR, any projects within the NCSD's Sphere of Influence must rely on Phase III water transfer from Santa Maria.

*Phases I and II of the proposed project [i.e. the Santa Maria Supplemental Water Project] will be separately approved and funded by authorization of the NCSD Board of Directors. **Phases I and II totaling 3,000 acre-feet per year will supply water***

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<sup>1</sup> / NAC hereby incorporates its September 18, 2024 letter to LAFCO into the record.

*only to customers within the current NCSD boundaries and other water purveyors in the NMMA. Only in Phase III totaling an additional 3,200 acre-feet per year of supplemental water will be made available to new customers in the 2004 Sphere of Influence Areas that are annexed into the District.*

(2009 Waterline Intertie FEIR, p. III-6. (italics in the original, bold emphasis added.)

Similarly, a 2012 Addendum to the 2009 FEIR similarly confirmed that District's ongoing commitment to restricting the use of the 500 AFY supplemental water: "Phase I and II will supply water only to customers in current NCSD boundaries and other purveyors in the NMMA [namely Woodlands Mutual and Golden State]." (2012 Addendum, p. III-3.)

The prohibition against using Phase I and II water transfers to support projects within the Sphere of Influence is also reflected in the Supplemental Water Management and Groundwater Replenishment Agreement ("SWMGRA"), which is a binding contract signed by the NCSD, Golden State Water Co., Rural Water Company and Woodlands. The SWMGRA specifically prohibits all signatories from using any Phase I and II waters to supply projects outside the parties' existing boundaries: "the Nipomo Supplemental Water delivered to the Parties [which includes the NCSD] pursuant to this Agreement **shall be used exclusively for the benefit of the properties within the existing jurisdictions and service areas of the parties** and in accordance with the Judgment and Stipulation." (*Ibid*, emphasis added.)

The current Staff Report fails to analyze or to otherwise respond to NAC's evidence and arguments concerning the NCSD's legal obligation to restrict the use of the 500 AFY Phase II transfer for infill development. Staff ignores the fact that despite now claiming the 500 AFY Phase II transfer "represented plans and estimates at the time based on water use in the early 2000's, and not a legal restriction," [NCSD Staff Report at p. 7], the NCSD has never taken any formal action to lift the prohibition against the use of Phase II water for Sphere of Influence Projects, or evaluate and analyze its potential environmental impacts.

**C. Staff has failed to analyze whether the NCSD can support all infill development if it commits the bulk of the 500 AFY Phase II transfer to Dana Reserve.**

There is no substantial evidence to support the NCSD's claim that even without the 500 AFY Phase II transfer, the District would have sufficient water supplies to accommodate **all** potential infill growth within its boundaries.

In its September 18, 2024 letter, NAC argued that approving the Dana Reserve annexation application could not be reconciled with LAFCO Policy 2.3.2, which provides that “[p]rior to annexation of territory within an agency’s Sphere of Influence, the Commission encourages development on vacant or underutilized parcels already within the boundaries of a jurisdiction.” NAC also argued that LAFCO must also consider Gov. Code §56668(d), which requires LAFCO to consider the proposed annexation’s anticipated effects on “policies on providing planned, orderly, efficient patters of urban development...”

In support of its argument, NAC pointed out the 2018 Municipal Service Review (“2018 MSR”) acknowledged that the NCSD did not have an adequate water supply to serve the anticipated build-out under the current General Plan and the sphere of influence areas. 2018 MSR, p. 3-46. The 2018 MSR warned that “future annexations should be carefully considered with a focus on the NCSD’s ability to provide reliable, adequate, and sustainable water service.” (*Ibid.*)

The Staff Report uncritically and exclusively relies on the NCSD’s own self-serving assertions in this regard. At the September 19, 2024 hearing, this Commission, however, was so concerned about this issue that it asked NCSD to provide an up-to-date build out inventory as required by Policy 2.3.2. (See, Staff Report Attachment B, page 14.) The Staff Report explains that “NCSD provided a buildout inventory on October 23, 2024, and is included as Attachment S to this staff report.” (*Ibid.*)

A Close review of Attachment S, however, reveals that rather than providing an

updated buildout inventory, the NCSO has merely relied on the same tables and data that is included in its 2021 UWMP. The evidence shows that the data contained in NCSO's buildout inventory is inconsistent with San Luis Obispo County Housing Element and the San Luis Obispo Council of Government's 2019 Regional Housing Needs Allocation Plan (2019 RHNA Plan.)

For example, based on Table-3-3, the NCSO claims "there are a total of 259 parcels, representing 646 gross acres, that are not currently served or are undeveloped within the District's current service area." (Attachment S, at page 1.) This claim, however, cannot be reconciled with the information contained in the SLO County Housing Element Tables 7-5, 7-6 and 7-7, which includes an inventory of parcels in Nipomo that are appropriate for developing moderate, low and very low-income housing. The Housing Element identified these parcels in order to prove the County has enough appropriately designated parcels to meet the County's RHNA obligations. Although these tables reflect only a partial inventory of all buildable parcels in Nipomo, they still show a greater inventory of unbuilt parcels than are listed by NCSO in the 2021 UWMP. While NCSO Table 3-3 show a total of only 14 acres of parcels designated as Residential multi-family and another 60 acres of Residential Single Family, the Housing Element tables identify a total of 26.09 acres of unbuilt Residential Multi-family and a total of 88.43 acres of Single-Family parcels in Nipomo<sup>2</sup>. Accordingly, NCSO appears to underestimate total acreage of unbuilt residential parcels in Nipomo.

Another significant inconsistency exists between the NCSO 2021 UWMP's population growth projections and the estimates provided by the SLOCOG 2019 RHNA Plan. According to the NCSO and the 2021 UWMP (Table 3-1a, Staff Report, Attachment B, page 2) the NCSO's projected 2045 population without Dana Reserve is 16,031. However, according to the 2019 RHNA Plan's projection (Table 11) the

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<sup>2</sup> / A comparison of the Housing Element housing inventory map and the NCSO 2020 District Map shows that the inventory parcels identified in the Housing Element appear to be within the jurisdiction of the NCSO.

buildout population within the Nipomo Urban Reserve Line (URL) without Dana Reserve is 23,462. Although it is possible that some of the population growth within the URL may be outside the NCS D boundaries, this evidence suggests that the NCS D's population growth predictions may be grossly underestimated.

Another murky area that warrants further investigation is the question of whether the NCS D's growth predictions are based on unbuilt parcel's existing land use designations and zoning densities, or whether the NCS D's projections take into account the parcels' realistic density potential that can be achieved with general plan amendments and upzoning. The Dana Reserve Project itself is a prime example of a project which whose original land use designation was rural residential with limited density potential, but was subsequently upzoned to allow much denser development. There is no evidence in the record to show the NCS D's population and buildout estimates take into account realistic upzoning potential.

**D. Annexation of the Dana Reserve Project violates LAFCO policies**

As explained above, approving the Dana Reserve annexation would be inconsistent with LAFCO Policy 2.3.2, which requires LAFCO to prioritize infill development on vacant or underutilized parcels instead of annexation.

Annexation of Dana Reserve is also inconsistent with the regional transportation plan and the San Luis Obispo Pollution Control District's Clean Air Plan ("SLOAPCD CAP") because it exacerbates the existing job-housing imbalance in the area and substantially increases the regional Vehicle Miles Travelled (VMT) threshold. No mitigation measures have been identified that would reduce these impacts to below applicable thresholds. (Dana Reserve FEIR at p. 4.3-27.)

Because the Dana Reserve is outside the URL and far away from job centers, the Project significantly increases vehicle miles travelled (VMT) and is therefore inconsistent with several transportation and climate goals and policies.

Finally, annexation would also be inconsistent with LAFCO Policy 2.3.8, which requires the District to show it has the capability of meeting the need for services.

Here, the evidence in the record does not support a finding that the NCS D can lawfully meet the water supply needs of Dana Reserve.

**E. Because of the discovery of a new species of manzanita (*Arctostaphylos*) in Nipomo, as a responsible agency, LAFCO must undertake supplemental environmental review.**

As you likely know, a study submitted to LAFCO by Dr. William Waycott, PhD, California Native Plant Society, describes the discovery of a new species of manzanita (*Arctostaphylos*) in Nipomo. Individual specimens of this unique species have been identified at Dana Reserve. Dr. Waycott has argued forcefully that this species faces an existential threat because of the fragmented nature of its existing habitat. Accordingly, the proposed Dana Reserve Project could potentially jeopardize the continued survival of this species because approximately half of the 700 known specimens are located on the Dana Reserve property.

Under the California Environmental Quality Act (CEQA), a responsible agency such as LAFCO must conduct a supplemental environmental review if new information becomes available that was not known and could not have been known at the time the original Environmental Impact Report (EIR) was certified as complete, and this new information shows that the project could have new or more severe significant effects on the environment (Silverado Modjeska Recreation & Park Dist. v. County of Orange (2011) 197 Cal.App.4th 282, 304).

Specifically, Pub. Res. Code Section 21166 states that no subsequent or supplemental EIR will be required unless one of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the EIR, (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the EIR, or **(c) new information, which was not known and could not have been known at the time the EIR was certified as complete, becomes available.** (Moss v. County of Humboldt (2008) 162 Cal.App.4th 1041)(emphasis added.)

The discovery of a new rare or potentially endangered species qualifies as "new information" under Section 21166(c), necessitating a supplemental EIR, because this new information indicates that the project will have a new or more severe significant effect on the environment (Silverado Modjeska, supra, 197 Cal.App.4th at 305. "[T]he Guidelines clarify that the new information justifying a subsequent EIR must be 'of substantial importance' and must show that the project will have 'significant effects not discussed in the previous EIR or negative declaration,' that '[s]ignificant effects previously examined will be substantially more severe' than stated in the prior review ...") Moreover, it has been held that recirculation of an uncertified EIR "is 'not required where the new information added to the EIR 'merely clarifies or amplifies [citations] or makes insignificant modifications in [citation] an adequate EIR.'" (Id. at 302.)

In the present case, information about the discovery of an extremely rare species that is facing imminent extinction constitutes extremely significant new information that has not and could not have been previously analyzed in the EIR. LAFCO must carefully consider this new information because the recent discovery of a new species does not merely clarify or amplify information already discussed in the EIR; this new information must be considered in the context of reevaluating the Project's impact on biological resources and consideration of potentially feasible alternatives and mitigation measures.

### **Conclusion**

For all of these reasons, NAC and its hundreds of members urge LAFCO to deny annexation of Dana Reserve. Moreover, even if the Commission is inclined to consider approving the proposed annexation, as a responsible agency, LAFCO must first undertake supplemental environmental review of the new information concerning the discovery of a new, extremely rare and imperiled species of Manzanita.



Sincerely,

*Babak Naficy*

Attorney for Nipomo Action Committee

Attachments:

- A. Excerpts from Housing Element
- B. Excerpts from 2019 SLOCOG RHNA Plan

# ATTACHMENT A

**INVENTORY OF SITES**

This section provides the lists of specific vacant parcels identified to demonstrate that the County is planning for enough residential land to meet projected housing needs over the next eight (8) years.

See Table 1.5 for sites that may potentially be developed with housing for very low- and low-income households.

See Table 1.6 for sites that may potentially be developed with housing for moderate-income households.

See Table 1.7 for sites that may potentially be developed with housing for above moderate-income households.

Maps of identified vacant RMF and CR sites can be found in Appendix A.

The identified parcels are for informational purposes only, as the County cannot require development of these parcels. None of the parcels in Table 7.5 were included for lower income RHNA in the 4<sup>th</sup> and 5<sup>th</sup> round housing elements.

Table 7.5: Vacant Parcels for the Very Low- and Low-Income Categories

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units (18 units/ac)	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
021-401-001	San Miguel	RMF	2.19	38	83	39	Lower	No	No	Yes	Yes
021-231-033	San Miguel	RMF	9.91	38	377	178	Lower	No	No	Yes	Yes
092-271-008	Nipomo	RMF	1.18	38	45	21	Lower	Yes	Yes	Yes	Yes
092-577-002	Nipomo	RMF	1.83	38	70	32	Lower	Yes	Yes	Yes	Yes
092-141-035	Nipomo	RMF	2.30	38	87	41	Lower	Yes	Yes	Yes	Yes
092-578-005	Nipomo	RMF	3.83	38	146	68	Lower	Yes	Yes	Yes	Yes
092-579-003	Nipomo	RMF	9.44	38	359	169	Lower	Yes	Yes	Yes	Yes
075-032-005	Oceano	RMF	1.13	38	43	20	Lower	Yes	Yes	Yes	Yes
061-046-028	Oceano	RMF	0.70	38	27	12	Lower	Yes	Yes	Yes	Yes

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units (18 units/ac)	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
061-044-012	Oceano	RMF	1.52	38	58	27	Lower	Yes	Yes	Yes	Yes
061-044-013	Oceano	RMF	0.79	38	30	14	Lower	Yes	Yes	Yes	Yes
017-322-009	Shandon	RMF	1.05	38	40	18	Lower	Yes	Yes	Yes	Yes
090-095-015	Nipomo	CR	1.33	38	51	23	Lower	Yes	Yes	Yes	Yes
090-101-001	Nipomo	CR	2.57	38	98	46	Lower	Yes	Yes	Yes	Yes
090-131-001	Nipomo	CR	1.49	38	57	26	Lower	Yes	Yes	Yes	Yes
091-328-028	Nipomo	CR	4.78	38	182	86	Lower	Yes	Yes	Yes	Yes
092-083-010	Nipomo	CR	1.34	38	51	24	Lower	Yes	Yes	Yes	Yes
092-572-015	Nipomo	CR	9.62	38	366	173	Lower	Yes	Yes	Yes	Yes
092-572-018	Nipomo	CR	2.58	38	98	46	Lower	Yes	Yes	Yes	Yes
092-572-045	Nipomo	CR	2.64	38	100	47	Lower	Yes	Yes	Yes	Yes
092-572-057	Nipomo	CR	1.10	38	42	19	Lower	Yes	Yes	Yes	Yes
092-577-004	Nipomo	CR	1.13	38	43	20	Lower	Yes	Yes	Yes	Yes
092-577-005	Nipomo	CR	1.12	38	43	20	Lower	Yes	Yes	Yes	Yes
092-579-004	Nipomo	CR	1.16	38	44	20	Lower	Yes	Yes	Yes	Yes
092-579-006	Nipomo	CR	4.15	38	158	74	Lower	Yes	Yes	Yes	Yes
092-579-009	Nipomo	CR	1.68	38	64	30	Lower	Yes	Yes	Yes	Yes
090-121-009	Nipomo	CR	0.86	38	33	15	Lower	Yes	Yes	Yes	Yes
090-141-002	Nipomo	CR	0.69	38	26	12	Lower	Yes	Yes	Yes	Yes
090-161-020	Nipomo	CR	0.73	38	28	13	Lower	Yes	Yes	Yes	Yes
062-118-012	Oceano	CR	1.52	38	58	27	Lower	Yes	Yes	Yes	Yes
017-182-055	Shandon	CR	0.64	38	24	11	Lower	Yes	Yes	Yes	Yes
017-202-001	Shandon	CR	0.51	38	19	9	Lower	Yes	Yes	Yes	Yes
017-321-001	Shandon	CR	1.06	38	40	19	Lower	Yes	Yes	Yes	Yes
017-322-015	Shandon	CR	1.08	38	41	19	Lower	Yes	Yes	Yes	Yes

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units per General Plan	Realistic Potential Units (18 units/ac)	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
017-322-016	Siandon	CR	2.31	38	88	41	Lower	Yes	Yes	Yes	Yes
<b>TOTALS</b>			<b>81.96</b>		<b>3,114</b>	<b>1,459</b>					

Note: Land use category and zone is the same for the unincorporated county.

Table 7.6: Vacant Parcels for the Moderate-Income Category

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
092-578-004	Nipomo	RMF	2.00	15	30	30	Moderate	Yes	Yes	Yes	Yes
092-141-037	Nipomo	RMF	1.70	10	17	17	Moderate	Yes	Yes	Yes	Yes
062-082-017	Oceans	RMF	0.20	15	3	3	Moderate	Yes	Yes	Yes	Yes
021-231-017											
021-231-024	San Miguel	RMF	1.60	26	42	28	Moderate	No	No	Yes	Yes
021-231-041											
021-151-043	San Miguel	RMF	0.90	38	34	16	Moderate	No	No	Yes	Yes
021-231-005	San Miguel	RMF	0.72	38	27	12	Moderate	No	No	Yes	Yes
092-262-004	Nipomo	RMF	0.76	38	29	13	Moderate	Yes	Yes	Yes	Yes
092-577-006	Nipomo	RMF	0.92	38	35	16	Moderate	Yes	Yes	Yes	Yes
092-157-027	Nipomo	RMF	0.79	38	30	14	Moderate	Yes	Yes	Yes	Yes
092-272-002	Nipomo	RMF	0.81	38	31	14	Moderate	Yes	Yes	Yes	Yes
090-161-013	Nipomo	RMF	0.51	38	19	9	Moderate	Yes	Yes	Yes	Yes
043-081-013	Creston	CR	0.69	38	26	12	Moderate	No	No	Yes	Yes
043-085-001	Creston	CR	0.52	38	20	9	Moderate	No	No	Yes	Yes
092-083-009	Nipomo	CR	0.86	38	33	15	Moderate	Yes	Yes	Yes	Yes

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
092-251-022	Nipomo	CR	0.60	38	23	10	Moderate	Yes	Yes	Yes	Yes
092-451-048	Nipomo	CR	0.62	38	23	11	Moderate	No	No	Yes	Yes
092-579-007	Nipomo	CR	0.54	38	21	9	Moderate	Yes	Yes	Yes	Yes
021-112-002	San Miguel	CR	1.10	38	42	19	Moderate	No	No	Yes	Yes
021-131-011	San Miguel	CR	0.55	38	21	9	Moderate	No	No	Yes	Yes
021-323-004	San Miguel	CR	0.75	38	29	13	Moderate	No	No	Yes	Yes
039-411-033	Templeton	CR	8.58	38	326	154	Moderate	No	No	Yes	Yes
040-153-005	Templeton	CR	5.08	38	193	91	Moderate	No	No	Yes	Yes
040-153-006	Templeton	CR	0.92	38	35	16	Moderate	No	No	Yes	Yes
040-153-007	Templeton	CR	1.15	38	44	20	Moderate	No	No	Yes	Yes
040-214-063	Templeton	CR	3.51	38	133	63	Moderate	Partial <sup>4</sup>	Partial <sup>4</sup>	Yes	Yes
040-311-049	Templeton	CR	2.09	38	79	37	Moderate	Partial <sup>4</sup>	Partial <sup>4</sup>	Yes	Yes
040-311-050	Templeton	CR	2.38	38	90	42	Moderate	Partial <sup>5</sup>	Partial <sup>5</sup>	Yes	Yes
040-372-004	Templeton	CR	1.84	38	70	33	Moderate	Partial <sup>9</sup>	Partial <sup>10</sup>	Yes	Yes
040-372-005	Templeton	CR	1.97	38	75	35	Moderate	Partial <sup>7</sup>	Partial <sup>1</sup>	Yes	Yes
040-372-006	Templeton	CR	1.85	38	70	33	Moderate	Partial <sup>4</sup>	Partial <sup>4</sup>	Yes	Yes
040-372-007	Templeton	CR/OP	1.82	38	69	32	Moderate	Partial <sup>4</sup>	Partial <sup>5</sup>	Yes	Yes
040-372-008	Templeton	CR/OP	1.69	38	64	30	Moderate	Partial <sup>2</sup>	Partial <sup>2</sup>	Yes	Yes
040-372-014	Templeton	CR	1.03	38	39	18	Moderate	Partial <sup>8</sup>	Partial <sup>2</sup>	Yes	Yes
040-372-015	Templeton	CR/OP	3.16	38	120	56	Moderate	Yes	Yes	Yes	Yes
040-372-016	Templeton	CR	2.28	38	86	14	Moderate	Partial <sup>7</sup>	Partial <sup>2</sup>	Yes	Yes
041-083-038	Templeton	CR	1.26	38	48	22	Moderate	Partial <sup>1</sup>	Partial <sup>1</sup>	Yes	Yes
<b>Totals</b>			<b>57.8</b>		<b>2,003</b>	<b>975</b>					

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
Note: Land use category and zone is the same for the unincorporated county. <sup>1</sup> Parcel has current outstanding will-serve/virtual meter agreement for two units. <sup>2</sup> Parcel has current outstanding will-serve/virtual meter agreement for four units. <sup>3</sup> Parcel has current outstanding will-serve/virtual meter agreement for twenty-three units. <sup>4</sup> Parcel has current outstanding will-serve/virtual meter agreement for eight units. <sup>5</sup> Parcel has current outstanding will-serve/virtual meter agreement for seven units. <sup>6</sup> Parcel has current outstanding will-serve/virtual meter agreement for one unit. <sup>7</sup> Parcel has current outstanding will-serve/virtual meter agreement for three units. <sup>8</sup> Parcel has current outstanding will-serve/virtual meter agreement for nine units. <sup>9</sup> Parcel has current outstanding will-serve/virtual meter agreement for six units. <sup>10</sup> Parcel has current outstanding will-serve/virtual meter agreement for five units.											

Table 7.7: Vacant Parcels for the Above Moderate-Income Category

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
041-181-017	Templeton	RSF	1.00	7	7	5	Above Mod	Partial <sup>2</sup>	Partial <sup>2</sup>	Yes	Yes
041-031-006	Templeton	RSF	1.50	7	11	8	Above Mod	No	No	Yes	Yes
041-031-013	Templeton	RSF	2.10	7	15	11	Above Mod	No	No	Yes	Yes
040-292-033	Templeton	RSF	3.00	7	21	16	Above Mod	No	No	Yes	Yes
041-181-021	Templeton	RSF	0.50	7	4	2	Above Mod	Partial <sup>2</sup>	Partial <sup>2</sup>	Yes	Yes
017-311-005	Siandon	RSF	2.90	7	20	16	Above Mod	Yes	Yes	Yes	Yes
017-164-012	Siandon	RSF	5.00	7	35	28	Above Mod	Yes	Yes	Yes	Yes
017-182-025	Siandon	RSF	0.16	7	1	1	Above Mod	Yes	Yes	Yes	Yes
017-192-052	Siandon	RSF	0.16	7	1	1	Above Mod	Yes	Yes	Yes	Yes
017-292-001	Siandon	RSF	0.46	7	3	2	Above Mod	Yes	Yes	Yes	Yes
017-182-036	Siandon	RSF	0.16	7	1	1	Above Mod	Yes	Yes	Yes	Yes

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
017-322-012	Standon	RSF	1.00	7	7	5	Above Mod	Yes	Yes	Yes	Yes
017-301-036	Standon	RSF	0.30	7	2	1	Above Mod	Yes	Yes	Yes	Yes
017-181-036	Standon	RSF	0.15	7	1	1	Above Mod	Yes	Yes	Yes	Yes
017-322-011	Standon	RSF	1.00	7	7	5	Above Mod	Yes	Yes	Yes	Yes
017-182-042	Standon	RSF	1.29	7	9	7	Above Mod	Yes	Yes	Yes	Yes
017-192-050	Standon	RSF	0.63	7	4	3	Above Mod	Yes	Yes	Yes	Yes
017-292-026	Standon	RSF	0.47	7	3	2	Above Mod	Yes	Yes	Yes	Yes
017-182-011	Standon	RSF	0.16	7	1	1	Above Mod	Yes	Yes	Yes	Yes
017-182-012	Standon	RSF	0.16	7	1	1	Above Mod	Yes	Yes	Yes	Yes
017-192-043	Standon	RSF	0.16	7	1	1	Above Mod	Yes	Yes	Yes	Yes
017-292-027	Standon	RSF	0.46	7	3	2	Above Mod	Yes	Yes	Yes	Yes
017-192-044	Standon	RSF	0.32	7	2	1	Above Mod	Yes	Yes	Yes	Yes
017-192-051	Standon	RSF	0.86	7	6	4	Above Mod	Yes	Yes	Yes	Yes
092-183-012	Nipomo	RSF	0.91	7	6	5	Above Mod	Yes	Yes	Yes	Yes
092-136-057	Nipomo	RSF	0.02	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-136-059	Nipomo	RSF	0.24	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-136-009	Nipomo	RSF	0.21	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-145-049	Nipomo	RSF	0.09	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-128-021	Nipomo	RSF	0.22	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-351-027	Nipomo	RSF	0.49	7	3	2	Above Mod	Yes	Yes	Yes	Yes
090-091-018	Nipomo	RSF	0.52	7	4	2	Above Mod	Yes	Yes	Yes	Yes
092-361-022	Nipomo	RSF	2.80	7	20	15	Above Mod	Yes	Yes	Yes	Yes
090-371-058	Nipomo	RSF	1.11	7	8	6	Above Mod	Yes	Yes	Yes	Yes
092-321-035	Nipomo	RSF	0.24	7	2	1	Above Mod	Yes	Yes	Yes	Yes
090-093-019	Nipomo	RSF	1.00	7	7	5	Above Mod	Yes	Yes	Yes	Yes
092-321-034	Nipomo	RSF	0.73	7	5	4	Above Mod	Yes	Yes	Yes	Yes



Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
092-551-038	Npomo	RSF	0.52	7	4	2	Above Mod	Yes	Yes	Yes	Yes
092-351-019	Npomo	RSF	1.45	7	10	8	Above Mod	Yes	Yes	Yes	Yes
092-136-073	Npomo	RSF	0.01	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-281-005	Npomo	RSF	5.89	7	41	32	Above Mod	No	No	Yes	Yes
092-281-007	Npomo	RSF	1.14	7	8	6	Above Mod	No	No	Yes	Yes
092-281-006	Npomo	RSF	0.45	7	3	2	Above Mod	No	No	Yes	Yes
090-391-011	Npomo	RSF	5.18	7	36	29	Above Mod	No	No	Yes	Yes
092-351-018	Npomo	RSF	0.49	7	3	2	Above Mod	Yes	Yes	Yes	Yes
092-361-012	Npomo	RSF	0.52	7	4	2	Above Mod	Yes	Yes	Yes	Yes
090-364-016	Npomo	RSF	0.31	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-351-028	Npomo	RSF	0.49	7	3	2	Above Mod	Yes	Yes	Yes	Yes
092-094-004	Nipomo	RSF	0.13	7	1	1	Above Mod	No	No	Yes	Yes
092-091-006	Nipomo	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
092-136-060	Nipomo	RSF	0.29	7	2	1	Above Mod	Yes	Yes	Yes	Yes
090-363-016	Nipomo	RSF	0.27	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-351-013	Nipomo	RSF	0.52	7	4	2	Above Mod	Yes	Yes	Yes	Yes
092-321-031	Nipomo	RSF	0.24	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-361-008	Nipomo	RSF	0.88	7	6	4	Above Mod	Yes	Yes	Yes	Yes
092-573-010	Nipomo	RSF	0.26	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-351-026	Nipomo	RSF	2.90	7	20	16	Above Mod	Yes	Yes	Yes	Yes
092-361-021	Nipomo	RSF	0.95	7	7	5	Above Mod	Yes	Yes	Yes	Yes
092-331-024	Nipomo	RSF	0.18	7	1	1	Above Mod	Yes	Yes	Yes	Yes
090-364-015	Nipomo	RSF	0.61	7	4	3	Above Mod	Yes	Yes	Yes	Yes
092-105-013	Nipomo	RSF	0.06	7	1	1	Above Mod	No	No	Yes	Yes
092-453-001	Nipomo	RSF	0.16	7	1	1	Above Mod	No	No	Yes	Yes
092-452-012	Nipomo	RSF	0.16	7	1	1	Above Mod	No	No	Yes	Yes

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N/?)	Sewer Capacity (Y/N/?)	Electrical Service Available (Y/N/?)	Internet Service Available (Y/N/?)
092-107-023	Npomo	RSF	0.11	7	1	1	Above Mod	No	No	Yes	Yes
090-381-011	Npomo	RSF	1.45	7	10	8	Above Mod	Yes	Yes	Yes	Yes
090-381-010	Npomo	RSF	0.32	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-321-025	Npomo	RSF	0.73	7	5	4	Above Mod	Yes	Yes	Yes	Yes
092-125-025	Npomo	RSF	0.19	7	1	1	Above Mod	Yes	Yes	Yes	Yes
090-371-059	Npomo	RSF	0.80	7	6	4	Above Mod	Yes	Yes	Yes	Yes
092-351-036	Npomo	RSF	0.33	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-321-033	Npomo	RSF	0.24	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-272-008	Npomo	RSF	0.99	7	7	5	Above Mod	Yes	Yes	Yes	Yes
092-572-014	Npomo	RSF	4.98	7	35	27	Above Mod	Yes	Yes	Yes	Yes
090-381-009	Npomo	RSF	0.32	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-581-003	Npomo	RSF	0.14	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-014	Npomo	RSF	0.18	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-010	Npomo	RSF	2.30	7	16	12	Above Mod	Yes	Yes	Yes	Yes
092-581-008	Npomo	RSF	0.14	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-006	Npomo	RSF	0.14	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-001	Npomo	RSF	0.14	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-015	Npomo	RSF	0.18	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-007	Npomo	RSF	0.14	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-011	Npomo	RSF	0.35	7	3	2	Above Mod	Yes	Yes	Yes	Yes
092-581-004	Npomo	RSF	0.14	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-002	Npomo	RSF	0.14	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-013	Npomo	RSF	0.19	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-009	Npomo	RSF	0.28	7	2	1	Above Mod	Yes	Yes	Yes	Yes
092-581-012	Npomo	RSF	0.19	7	1	1	Above Mod	Yes	Yes	Yes	Yes
092-581-005	Npomo	RSF	0.14	7	1	1	Above Mod	Yes	Yes	Yes	Yes

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
021-271-011	Sar Miguel	RSF	0.10	7	1	1	Above Mod	No	No	Yes	Yes
021-271-012	Sar Miguel	RSF	0.10	7	1	1	Above Mod	No	No	Yes	Yes
021-195-002	Sar Miguel	RSF	0.30	7	2	1	Above Mod	No	No	Yes	Yes
021-371-001	Sar Miguel	RSF	24.43	7	171	136	Above Mod	No	No	Yes	Yes
021-361-001	Sar Miguel	RSF	1.00	7	7	5	Above Mod	No	No	Yes	Yes
021-323-001	Sar Miguel	RSF	0.22	7	2	1	Above Mod	No	No	Yes	Yes
021-361-010	Sar Miguel	RSF	10.28	7	72	57	Above Mod	No	No	Yes	Yes
021-362-006	Sar Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-362-007	Sar Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-362-008	Sar Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-001	Sar Miguel	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
021-363-002	Sar Miguel	RSF	0.12	7	1	1	Above Mod	No	No	Yes	Yes
021-363-003	Sar Miguel	RSF	0.12	7	1	1	Above Mod	No	No	Yes	Yes
021-363-004	Sar Miguel	RSF	0.12	7	1	1	Above Mod	No	No	Yes	Yes
021-363-005	Sar Miguel	RSF	0.12	7	1	1	Above Mod	No	No	Yes	Yes
021-363-006	Sar Miguel	RSF	0.19	7	1	1	Above Mod	No	No	Yes	Yes
021-363-007	Sar Miguel	RSF	0.12	7	1	1	Above Mod	No	No	Yes	Yes
021-363-008	Sar Miguel	RSF	0.11	7	1	1	Above Mod	No	No	Yes	Yes
021-363-009	Sar Miguel	RSF	0.12	7	1	1	Above Mod	No	No	Yes	Yes
021-363-010	Sar Miguel	RSF	0.22	7	2	1	Above Mod	No	No	Yes	Yes
021-363-011	Sar Miguel	RSF	0.24	7	2	1	Above Mod	No	No	Yes	Yes
021-363-012	Sar Miguel	RSF	0.12	7	1	1	Above Mod	No	No	Yes	Yes
021-363-013	Sar Miguel	RSF	0.12	7	1	1	Above Mod	No	No	Yes	Yes
021-363-014	Sar Miguel	RSF	0.12	7	1	1	Above Mod	No	No	Yes	Yes
021-363-015	Sar Miguel	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
021-363-016	Sar Miguel	RSF	0.17	7	1	1	Above Mod	No	No	Yes	Yes

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
021-363-017	San Miguel	RSF	0.16	7	1	1	Above Mod	No	No	Yes	Yes
021-363-018	San Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-019	San Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-020	San Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-021	San Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-022	San Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-023	San Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-024	San Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-025	San Miguel	RSF	0.18	7	1	1	Above Mod	No	No	Yes	Yes
021-363-026	San Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-027	San Miguel	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
021-363-028	San Miguel	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
021-363-029	San Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-030	San Miguel	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
021-363-031	San Miguel	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
021-363-032	San Miguel	RSF	0.15	7	1	1	Above Mod	No	No	Yes	Yes
021-363-033	San Miguel	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
021-363-034	San Miguel	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
021-363-035	San Miguel	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
021-363-036	San Miguel	RSF	0.14	7	1	1	Above Mod	No	No	Yes	Yes
021-363-037	San Miguel	RSF	2.24	7	16	12	Above Mod	No	No	Yes	Yes
069-131-021	Santa Margarita	RSF	0.30	7	2	1	Above Mod	Yes	Yes	Yes	Yes
069-113-030	Santa Margarita	RSF	0.17	7	1	1	Above Mod	Yes	Yes	Yes	Yes
069-153-023	Santa Margarita	RSF	0.17	7	1	1	Above Mod	Yes	Yes	Yes	Yes

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N/?)	Sewer Capacity (Y/N/?)	Electrical Service Available (Y/N/?)	Internet Service Available (Y/N/?)
069-142-005	Santa Margarita	RSF	0.18	7	1	1	Above Mod	Yes	Yes	Yes	Yes
069-142-017	Santa Margarita	RSF	0.02	7	1	1	Above Mod	Yes	Yes	Yes	Yes
069-113-010	Santa Margarita	RSF	0.08	7	1	1	Above Mod	Yes	Yes	Yes	Yes
069-153-026	Santa Margarita	RSF	0.31	7	2	1	Above Mod	Yes	Yes	Yes	Yes
069-113-031	Santa Margarita	RSF	0.17	7	1	1	Above Mod	Yes	Yes	Yes	Yes
069-073-001	Santa Margarita	RSF	0.98	7	7	5	Above Mod	Yes	Yes	Yes	Yes
069-025-014	Santa Margarita	RSF	0.26	7	2	1	Above Mod	Yes	Yes	Yes	Yes
069-126-029	Santa Margarita	RSF	0.17	7	1	1	Above Mod	Yes	Yes	Yes	Yes
069-021-002	Santa Margarita	RSF	0.16	7	1	1	Above Mod	Yes	Yes	Yes	Yes
069-131-022	Santa Margarita	RSF	0.30	7	2	1	Above Mod	Yes	Yes	Yes	Yes
069-033-008	Santa Margarita	RSF	0.43	7	3	2	Above Mod	Yes	Yes	Yes	Yes
092-163-015	Nipomo	RR	1.20	0.2	1	1	Above Mod	Yes	Yes	Yes	Yes
090-012-018	Nipomo	RR	11.51	0.2	2	1	Above Mod	Yes	Yes	Yes	Yes
092-161-064	Nipomo	RR	1.82	0.2	1	1	Above Mod	Yes	Yes	Yes	Yes
070-041-028	Santa Margarita	RR	26.16	0.2	5	4	Above Mod	Yes	Yes	Yes	Yes
040-351-059	Templeton	RR	4.93	0.2	1	1	Above Mod	No	No	Yes	Yes
040-201-057	Templeton	RR	14.26	0.2	2	1	Above Mod	Partial <sup>1</sup>	Partial <sup>1</sup>	Yes	Yes
033-281-038	Templeton	RR	2.43	0.2	1	1	Above Mod	No	No	Yes	Yes

Assessor's Parcel Number	Community	General Plan Designation and Zone	Acres	Maximum Allowable Density (units/ac)	Maximum Potential Units Per General Plan	Realistic Potential Units	Affordability Category	Water Capacity (Y/N?)	Sewer Capacity (Y/N?)	Electrical Service Available (Y/N?)	Internet Service Available (Y/N?)
040-183-023	Templeton	RS	3.79	1	3	2	Above Mod	No	No	Yes	Yes
041-154-002	Templeton	CR	5.53	38	210	99	Above Mod	Partial <sup>5</sup>	Partial <sup>5</sup>	Yes	Yes
041-173-013	Templeton	CR	0.80	38	30	14	Above Mod	Partial <sup>3</sup>	Partial <sup>3</sup>	Yes	Yes
041-211-011	Templeton	CR	2.79	38	106	50	Above Mod	Partial <sup>4</sup>	Partial <sup>4</sup>	Yes	Yes
<b>Totals</b>			<b>194.39</b>		<b>1,205</b>	<b>821</b>					

Notes:

- Land use category and zone is the same for the unincorporated county.
- Realistic potential number of dwelling units were calculated as 80% of maximum potential number of dwelling units for a conservative estimate of dwelling units that could be developed on a site, while taking into account environmental and other site factors and other considerations (such as access).

<sup>1</sup>Parcel has existing will-serve/virtual meter agreement for three units.

<sup>2</sup>Parcel has existing will-serve/virtual meter agreement for two units.

<sup>3</sup>Parcel has current outstanding will-serve/virtual meter agreement for four units.

<sup>4</sup>Parcel has current outstanding will-serve/virtual meter agreement for twenty units.

<sup>5</sup>Parcel has current outstanding will-serve/virtual meter agreement for thirty-five units.

# ATTACHMENT B

Figure 11: Buildout Estimates for Communities and Villages in the Unincorporated Area (2010)

County Community	Acreege	Master-Planned Community? (Y/N)	2010 Population	2050 Projection	Estimated Buildout Population	2010 Estimated Percent Builtout	Estimated Buildout Year
Avila Beach URL	2,221	N	1,464	1,670	2,204	66.4%	2080
Cambria URL	2,310	N	6,025	6,217	12,658	47.6%	Indefinite
Cayucos URL	590	N	2,541	2,914	3,096	82.1%	2055
Los Osos URL	3,514	N	14,047	19,154	18,750	74.9%	2040
Nipomo URL	3,908	N	16,714	18,598	23,462	71.2%	2060
Oceano URL	865	N	7,277	8,778	9,228	78.9%	2055
San Miguel URL	734	N	2,355	3,476	6,829	34.5%	2080
Santa Margarita URL	315	N	1,259	1,444	1,466	85.9%	2050
Shandon URL	378	N	1,297	1,582	5,260	24.7%	2075
Templeton URL	3,301	N	7,661	9,017	9,172	83.5%	2050
Black Lake VRL	514	Y	867	873	Builtout	Builtout	Builtout
California Valley VRL	24,533	N	356	411	15,899	2.2%	Indefinite
Callender-Garrett VRL	1,040	N	1,192	1,333	2,440	48.9%	Indefinite
Creston VRL	62	N	94	106	336	28.0%	Indefinite
Garden Farms VRL	192	N	296	333	432	68.5%	2075
Heritage Ranch VRL	6,152	Y	2,386	2,808	4,274	55.8%	2070
Los Berros VRL	83	N	213	224	Builtout	Builtout	Builtout
Los Ranchos/Edna VRL	1,038	Partial	1,563	1,756	1,783	87.7%	2050
Oak Shores	1,602	Y	337	397	1,049	32.1%	Indefinite
Palo Mesa VRL	922	Partial	2,341	2,516	2,908	80.5%	2065
Pozo VRL	722	N	21	24	157	13.4%	Indefinite
San Simeon VRL	112	N	450	463	1,183	38.0%	Indefinite
Whitley Gardens VRL	397	N	274	308	392	69.9%	2075
Woodlands VRL	959	Y	576	2,823	2,812	20.5%	2025

Data source: County of San Luis Obispo, Department of Planning and Building, March 2017 (referenced in 2050 Regional Growth Forecast, SLOCOG and Beacon Economics, 2017)

**Availability of underutilized land and opportunities for infill development**

As a general response, there is underutilized land in all incorporated cities and urban county communities. The level of availability certainly varies by jurisdiction, but many of these underutilized properties are in downtown and village areas, and along primary corridors through the region’s communities. A rigorous study would need to be completed for each jurisdiction and urban county community to identify these sites, and estimate the potential residential capacity by site. Of note, a significant amount of redevelopment has been occurring in San Luis Obispo over the past five years – especially in the downtown





Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Alyssa Bryan (degrees\_slice01@icloud.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 8:59 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Alyssa Bryan  
4815 Arizona Ave  
Atascadero, CA 93422

degrees\_slice01@icloud.com  
(805) 423-5863

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.

November 13, 2024  
Dana Reserve Support Letter

To Lafco commission members,

First of all, thank you for your service to our community. I know this is a sacrifice and I am grateful for your decision to serve San Luis Obispo County in this capacity. I realize that these decisions are not easy and that you may even face some backlash for deciding against the wishes of some people.

My name is Dixie McKannay. I have been a renter in Arroyo Grande for 25-plus years. I am the widow of a Vietnam War veteran who has been priced out of the local housing market. I would like to see the approval of the Dana Reserve in Nipomo since it has inclusionary housing with provisions for all ages, including my senior age level.

This county has a severe need for housing, especially affordable housing for the elderly and young, working adults. The Dana Reserve directly addresses this need by providing a significant number of affordable housing units, which will enable young people to have a chance for the American Dream of homeownership. This applies to my grandkids who live and work locally and struggle to find suitable homes in our hometown.

I like the fact that the project will have several types of housing as well as shopping and trails. I would be very pleased to share a neighborhood with families and single people of all backgrounds.

I heard that there's a preference for local residents like us when it comes to purchasing homes. This would help us stay in the area near our kids and grandkids.

I encourage you all to approve this project for the betterment of our county and to meet the needs of people like me and my family. I appreciate your consideration of my views.

Dixie McKannay  
Arroyo Grande

November 13, 2024  
Dana Reserve Support Letter

Dear Lafco commission members,

My name is Evangeline Kessler, age 23, I live in Arroyo Grande with my parents. I support the Dana Reserve, in Nipomo. I am a Cuesta Graduate. I earned my certification in floral design at Arroyo Grande High School and work locally in that trade. I plan to marry my fiancé who rents a room in Santa Maria and works there as a landscape architect in the spring. We look forward to buying a home in the South County. My concern is that we may not be able to buy a home even with our parent's help due to the increase in prices.

People our age are in desperate need of housing, especially affordable housing. The Dana Reserve directly addresses this need by providing a significant number of affordable housing units, which will enable young people like us to find suitable homes in our "hometown."

After some research, I learned that this project pays for water from Santa Maria. By doing so, the Nipomo Community Services District will reduce its reliance on groundwater.

The Dana Reserve includes inclusionary housing, which our community desperately needs. By providing a mix of housing options, this development will foster a sense of diversity and inclusivity. This is important to me since my fixed-income, elderly grandmother rents in the area and has also been priced out of a home.

I greatly appreciate that the Dana Reserve gives preference to local residents like us when it comes to purchasing homes. This allows our fellow community members to stay rooted in Nipomo and near their families to continue contributing to growth and prosperity.

In conclusion, I believe that the Dana Reserve is an important step forward for our community. It addresses our urgent housing needs, promotes sustainability, and supports our local residents.

I urge you all to approve this project in its current form. Thank you for your time and consideration.

With gratitude,  
Evangeline Kessler



New form submission received: Inquiries, Comments, Questions?

From Streamline <noreply@specialdistrict.org>

Date Wed 11/13/2024 9:01 AM

To Imelda Marquez <imarquez@slo.lafco.ca.gov>; Morgan Bing <mbing@slo.lafco.ca.gov>



Inquiries, Comments, Questions?

<b>Your name:</b>	Paul E van Ryn
<b>Your email:</b>	actiondoesit@gmail.com
<b>Subject:</b>	Dana Reserve
<b>Message:</b>	Please see the enclosed report from NCSD. It shows that we have been in decline for groundwater surface elevation. The choice to burden the rest of the community and risk water shortages is irresponsible. I hope that the commission keeps current residents as a priority and makes an independent decision.
<b>Attachment:</b>	File attached — <a href="#">please log in to download it securely</a>

Reply / Manage

Powered by Streamline.

JUNE 12, 2024

ITEM C-1

ATTACHMENT A



TO: Raymond Dienzo, GM NCS  
RE: Spring 2024 GWI and 2024 KWI  
DATE: June 12, 2024  
Page 2

1 Index and Hydrologic Inventory Analysis, December 10, 2014). Consumptive use of ground  
2 water produced is a significant component of the hydrologic inventory, currently being  
3 managed through conservation. The new water brought to the Nipomo Mesa through the  
4 Nipomo Supplemental Water Project (NSWP), which began in July 2, 2015, is also a major  
5 contributing factor to the GWI, reducing the amount of groundwater produced to meet  
6 customer demand by approximately one-half in recent years. An additional benefit of the new  
7 NSWP water brought to the Nipomo Mesa is the return flow which increases the amount of  
8 groundwater available for future production locally. Consumptive use of groundwater is  
9 relatively constant from year to year, and when drought occurs (13.33 inches average rainfall  
10 from 2012 to 2022) the impacts to groundwater elevations can be extreme.

11 The 2024 Key Well Index (KWI) value (26.9 ft msl) has significantly increased from the  
12 previous years (2013 to 2023), designating a Potential Water Shortage Condition (see  
13 Methodology for KWI explanation). The KWI generally follows the same historical trends as  
14 the GWI (Figure 1).

## 15 **METHODOLOGY**

16 The calculation of spring and fall GWI are based on GSE measurements regularly made by  
17 San Luis Obispo County Department of Public Works (SLO DPW), NCS, USGS, and  
18 Woodlands. The integration of GSE data is accomplished by using computer software to  
19 interpolate between measurements and calculate GWI within the principal production aquifer  
20 assuming an unconfined aquifer and a specific yield of 11.7 percent. Limited measurements of  
21 GSE were available for the years 1982, 1983, 1984, 1994 and 1997, precluding a reliable  
22 calculation of GWI for those years.

### 23 **Groundwater Surface Elevation Measurements**

24 Groundwater surface elevation data were obtained from SLO DPW, NCS, USGS, and  
25 Woodlands. SLO DPW measures GSE in monitoring wells during the spring (April) and the fall  
26 (October) of each year. Woodlands and NCS measures GSE in their monitoring wells  
27 monthly. For the years 1975 to 1999, available representative GSE data were used to compute  
28 GWI. For the years 2000 to present, only GSE data from the same 45 wells were used to  
29 compute GWI.

30 The GSE data was reviewed in combination with well completion reports and historical  
31 hydrographic records in order to exclude measurements that likely do not accurately represent  
32 static water levels within the principal production aquifer. Wells that do not access the  
33 principal production aquifer or were otherwise determined to not accurately represent static  
34 water levels within the aquifer were not included in analysis.



TO: Raymond Dienzo, GM NCSD  
RE: Spring 2024 GWI and 2024 KWI  
DATE: June 12, 2024  
Page 3

1 **Groundwater Surface Interpolation**

2 The individual GSE measurements from each year were used to produce a GSE field by  
3 interpolation using the inverse distance weighting method.

4 **Ground Water Index**

5 The GWI is defined as the annually normalized value of the saturated volume above sea  
6 level and bedrock multiplied by the specific yield of 11.7 percent. The GWI is comprised from  
7 approximately 45 ground water elevation measurements made by the County of San Luis  
8 Obispo each April and October. The value of the Ground Water Index was computed for an  
9 area approximately similar to the NMMA Boundary. The base of the saturated volume is mean  
10 sea level surface (elevation equals zero) or the bedrock, whichever is higher. The bedrock  
11 surface elevation is based on Figure 11: Base of Potential Water-Bearing Sediments, presented in  
12 the report, Water Resources of the Arroyo Grande - Nipomo Mesa Area (DWR 2002). The  
13 bedrock surface elevation was preliminarily verified by reviewing driller reports obtained from  
14 DWR. The specific yield is based on the average weighted specific yield measurement made at  
15 wells within the Nipomo Mesa Hydrologic Sub-Area (DWR 2002, pg. 86). The GWI is similar to  
16 the Key Well Index presented in the Nipomo Mesa Management Area Technical Group annual  
17 report to the Court, but is not directly comparable.

18 **Key Well Index**

19 The Key Well Index (KWI) was developed by the NMMA Technical Group from eight  
20 inland wells representing the whole of the groundwater basin within the NMMA. The Key  
21 Well Index was defined for each year from 1975 to present as the average of the normalized  
22 spring groundwater data from each well.

23 Details of the KWI, as well as the established responses to Potentially Severe Water  
24 Shortage Conditions and Severe Water Shortage Conditions, are explained in the NMMA TG's  
25 annual report of groundwater conditions. The report's appendices include a Water Shortage  
26 Conditions and Response Plan (Appendix B), and the NMMA Well Management Plan and the  
27 NMMA Water Shortage Response Stages (Appendix C). The 2024 KWI Water Shortage  
28 Conditions Public Statement and the NMMA 16<sup>th</sup> Annual Report - Calendar Year 2023,  
29 including appendices, is available as a digital document at  
30 <http://ncsd.ca.gov/resources/reports-by-subject/#nmma>.

31 **REFERENCES**

32 Department of Water Resources [DWR]. 2002. Water Resources of the Arroyo Grande - Nipomo  
33 Mesa Area, Southern District Report. 2002.  
34 Nipomo Mesa Management Area [NMMA]. 2024. 16<sup>th</sup> Annual Report - Calendar Year 2023.  
35 NMMA TG.

TO: Raymond Dienzo, GM NCSD  
 RE: Spring 2024 GWI and 2024 KWI  
 DATE: June 12, 2024  
 Page 4

**Spring and Fall  
 Groundwater Index  
 (GWI)**

Year	Rainfall Water Year (inches)	Spring GWI (Acre-Feet)	Number of Wells	Fall GWI (Acre-Feet)	Number of Wells	Spring to Fall Difference (Acre-Feet)
1975	17.29	99,000	54	91,000	54	8,000
1976	13.45	82,000	45	76,000	65	6,000
1977	10.23	64,000	59	54,000	63	10,000
1978	30.00	84,000	62	---	35	---
1979	15.80	72,000	57	77,000	63	(5,000)
1980	16.57	88,000	55	89,000	46	(1,000)
1981	14.32	97,000	46	75,000	47	22,000
1982	18.58	123,000	42	---	31	---
1983	33.09	---	35	95,000	42	---
1984	10.38	---	14	76,000	37	---
1985	12.20	106,000	37	82,000	41	24,000
1986	16.85	98,000	51	67,000	51	31,000
1987	11.29	83,000	48	71,000	52	12,000
1988	12.66	80,000	51	66,000	49	14,000
1989	12.25	59,000	47	47,000	57	12,000
1990	7.12	62,000	55	49,000	53	13,000
1991	13.18	62,000	52	55,000	54	7,000
1992	15.66	61,000	52	35,000	48	26,000
1993	20.17	72,000	54	52,000	61	20,000
1994	12.15	60,000	54	---	36	---
1995	25.87	87,000	35	74,000	52	13,000
1996	16.54	76,000	45	62,000	57	14,000
1997	20.50	---	20	91,000	48	---
1998	33.67	105,000	41	93,000	44	12,000
1999	12.98	106,000	56	88,000	49	18,000
2000	14.47	108,000	44	84,000	41	24,000
2001	21.62	118,000	43	85,000	35	33,000
2002	10.25	96,000	29	79,000	41	17,000
2003	11.39	94,000	37	66,000	42	28,000
2004	12.57	89,000	42	81,000	35	8,000
2005	22.23	98,000	38	79,000	39	19,000
2006	20.83	107,000	44	78,000	41	29,000
2007	7.11	93,000	44	66,000	42	27,000
2008	15.18	83,000	43	65,000	42	18,000
2009	10.31	76,000	44	65,000	43	11,000
2010	20.07	80,000	45	67,000	42	13,000
2011	34.05	87,000	43	81,000	43	6,000
2012	15.35	89,000	45	65,000	44	24,000
2013	8.07	67,000	45	42,000	43	25,000
2014	4.72	57,000	45	47,000	42	10,000
2015	8.65	52,000	42	45,000	39	7,000
2016	11.48	62,000	39	50,000	41	12,000
2017	29.41	70,000	36	52,000	43	18,000
2018	10.16	58,000	42	56,000	38	2,000
2019	23.71	57,000	42	40,000	42	17,000
2020	15.85	61,000	39	38,000	41	23,000
2021	8.48	34,000	41	38,000	39	(4,000)
2022	10.75	42,000	37	36,000	38	6,000
2023	30.4*	54,000	39	62,000	38	(8,000)
2024	19.4*	119,000	39			

---: Insufficient for evaluation  
 \*: Preliminary value

Table 1: Spring and Fall GWI computed from Spring 1975 to present.

1  
2

TO: Raymond Dienzo, GM NCSD  
RE: Spring 2024 GWI and 2024 KWI  
DATE: June 12, 2024  
Page 5

### Spring and Fall Groundwater Index (GWI)

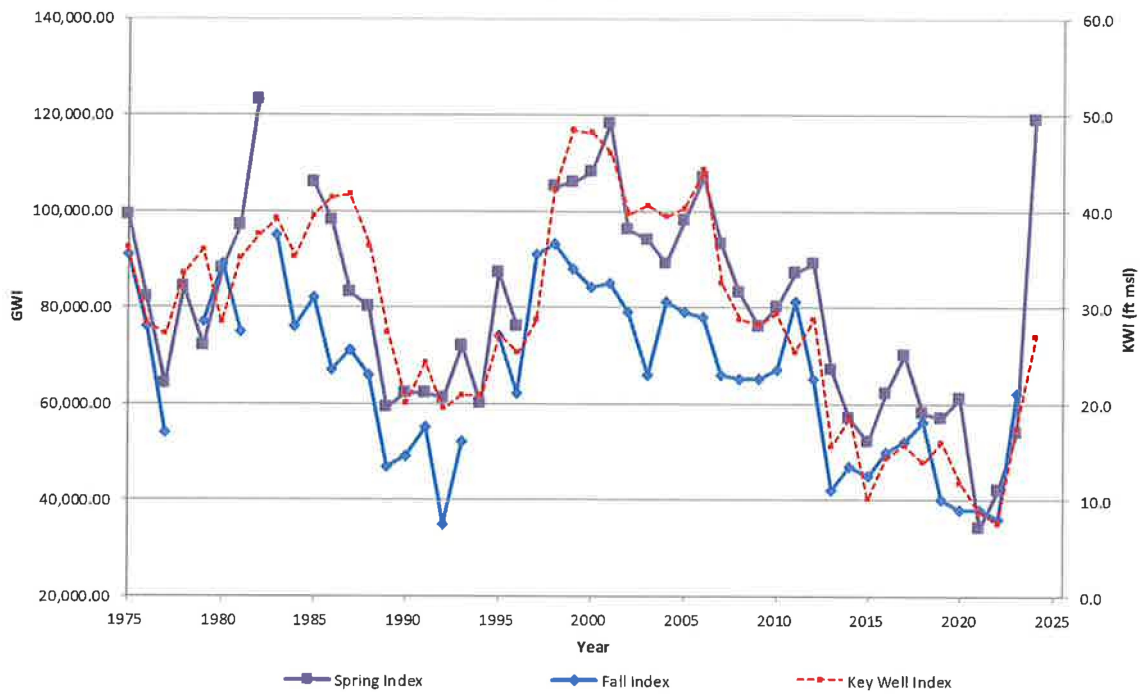
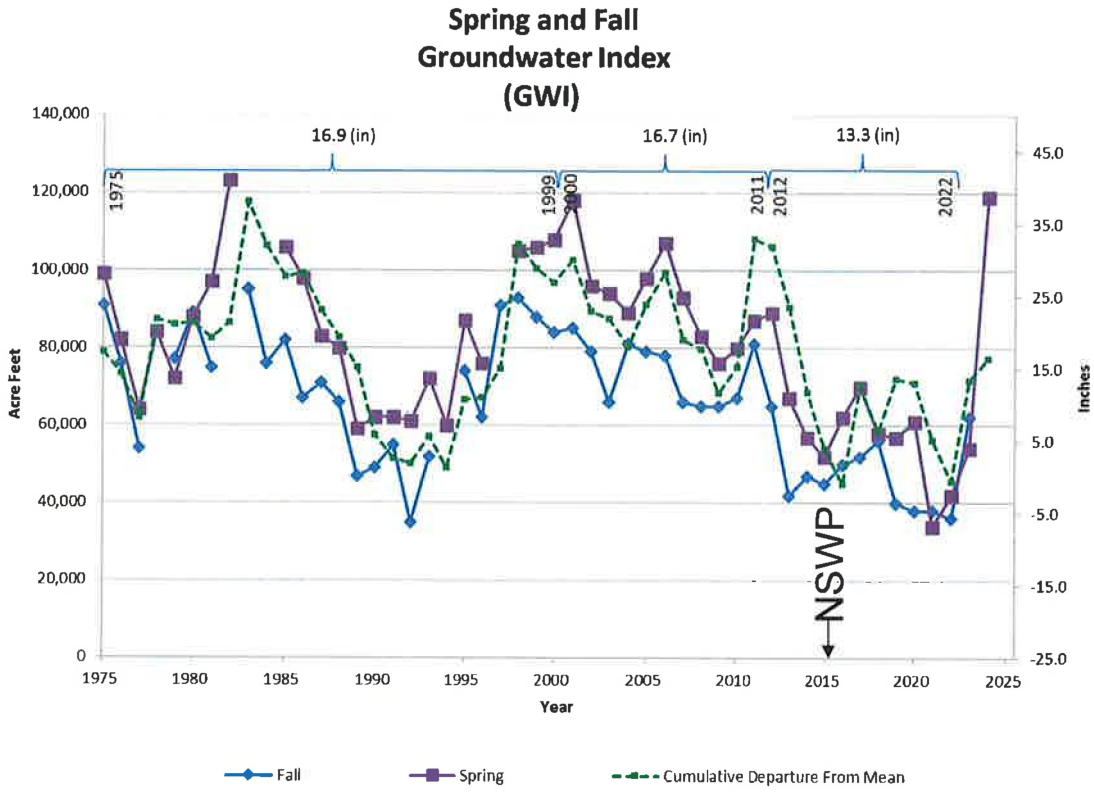


Figure 1: Spring and Fall GWI, and KWI (Spring only) from 1975 to present.

1  
2  
3

TO: Raymond Dienzo, GM NCSD  
 RE: Spring 2024 GWI and 2024 KWI  
 DATE: June 12, 2024  
 Page 6



1  
2  
3

Figure 2: Spring and Fall GWI, and Cumulative Departure of Annual Rainfall from the Mean Rainfall, 1975 to present.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Rebecca Wright (rwright@kcbx.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 10:22 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

There are so many aspects of this project that are not in keeping with stewardship of the land, the biodiversity, the water requirements for this project, its location away from central Nipomo. Nipomo does not have industry or robust employment opportunities which means people living in this proposed development must travel elsewhere for work - such as Santa Maria, Five Cities, SLO, Lompoc, etc. creating poor air quality, more use of gasoline, noise, more loss of persona time. Housing is important, but not this location and not any quantity of luxury homes. Please deny the annexation of the Dana Reserve Project.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Rebecca Wright  
1372 Vista Del Lago  
San Luis Obispo, CA 93405  
rwright@kcbx.net  
(805) 596-0324

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

From Streamline <noreply@specialdistrict.org>

Date Wed 11/13/2024 9:09 AM

To Morgan Bing <mbing@slo.lafco.ca.gov>



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

<b>Your Name:</b>	Robert Shanbrom
<b>Your Email:</b>	shanbrom@aol.com
<b>Subject:</b>	Dana Reserve hydrology
<b>Message:</b>	<p>Dear Board Member, First thank you for your service. I am writing to let you know of my deep disappointment and objection to buidling the Dana Reserve project--or any other extension of water service-- in the absence of a 2075-2100 hydrology projection for the Nipomo/County. The best estimate from the IPCC is that SW California will have similar rainfall but massively higher evaporation due to some 5.6-8,8F of warming. It would be folly, a curse on succeeding generations, to proceed without an expert hydrology report for late century, 2075-2100. Thank you for your deliberation on this topic. Source:</p> <p><a href="https://www.climateassessment.ca.gov/state/overview/">https://www.climateassessment.ca.gov/state/overview/</a></p>
<b>Attachment:</b>	

Reply / Manage

Powered by [Streamline](#).





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**Dana Reserve Support Letter: Shannon Kessler**

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**From** Shannon Kessler <shannon.kessler1@gmail.com>

**Date** Wed 11/13/2024 10:33 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear Commission Members,

Thank you for representing us, especially in this important decision. I am a Nipomo homeowner and 32-year South County resident. I urge you to vote yes for the annexation of the much-needed Dana Reserve housing project in its current form.

Opponents of the Dana Reserve Project speak at length on natural resources and preserving habitat.

This neighborhood will provide a much-needed habitat for a variety of current residents. Local children and families, are South Slo County's most important resource and they need a habitat. Concerns about outsiders moving in are addressed with the preference for locals.

I submit that most future homeowners live here now and are doubled up in homes as we are. My adult daughter and her friend have lived with us for many years. They both have good jobs but are unable to find an affordable home of their own. They will especially need a home when they get married and start their own families.

The Dana Reserve's varied home types and prices would address the desperate shortage of housing in Southern San Luis Obispo County and in so doing preserve our most important natural resource citizens.

Ensuring that they don't have to move away from their hometown and families to achieve the most basic human need- a habitat/home/house/shelter. Thank you for your thoughtful consideration.

--

Grace and Peace,

***Shannon Kessler***

***805-710-3512***



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Theresa ellen Strunk (testrunkrn@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 9:08 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Please do not destroy our beautiful central coast oak woodlands. A preserve means just that; to keep and save something for future generations.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Theresa ellen Strunk  
1646 6th St  
Los Osos, CA 93402  
testrunkrn@gmail.com  
(805) 550-8323

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Alice Welchert (alicewelchert@ymail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 11:10 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Deforestation is a world-wide problem and emergency for the planet -- whether in the Amazon or Nipomo. We simply cannot live without a diversity of life-forms. STOP the Dana Reserve. It doesn't even create significant housing for those most in need.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Alice Welchert  
1513 10th St  
Los Osos, CA 93402  
alicewelchert@ymail.com  
(562) 242-9915

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Dolores Howard (thatsnothingnew@gmail.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Wed 11/13/2024 12:37 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

SLO County needs affordable options and creative solutions for our housing needs. Blindly destroying oaks that are so important to human and non-human habitat should not and need not be destroyed with reckless urban sprawl.

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Dolores Howard  
145 16th Street  
Paso Robles, CA 93446  
thatsnothingnew@gmail.com  
(805) 448-8523

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Gianna Patchen (gipatchen@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 12:02 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

The Dana Reserve Project poses a significant threat to community health and environmental health. I ask that you take into consideration the short and longterm impacts it will have on the Nipomo and Santa Maria Basins, which have been sited as significant concerns throughout the entirety of the process. This, on top of the many other concerns, should be reason enough to halt the annexation in favor of pursuing a better planned version of this project.

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,



Gianna Patchen  
288 Chorro St  
San Luis Obispo, CA 93405  
gipatchen@gmail.com  
(206) 607-7827

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



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## SLO LAFCO Item A-1 - Decline Dana Reserve Annexation

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**From** Jesse Trace (trace.jesse@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 11:52 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Jesse Trace  
P.O. box 241  
Cayucos, CA 93430  
trace.jesse@gmail.com  
(805) 994-9862

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

From Streamline <noreply@specialdistrict.org>

Date Wed 11/13/2024 12:00 PM

To Morgan Bing <mbing@slo.lafco.ca.gov>



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

<b>Your Name:</b>	kimberly rosa
<b>Your Email:</b>	krosa@igc.org
<b>Subject:</b>	urban sprawl and environmental devastation in nipomo
<b>Message:</b>	please do not rubber stamp this project just because other county staff and officials have made grave errors in judgment and allied themselves with the developer. There is ample evidence that this is not an appropriate project for Nipomo. Please take your responsibility to our region seriously and prevent the urban sprawl that the Dana "Reserve" is the definition of.
<b>Attachment:</b>	File attached — <a href="#">please log in to download it securely</a>

Reply / Manage

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November 12, 2024

LAFCO  
1055 Monterey St,  
San Luis Obispo, CA 93408

RE: Dana Reserve (DR) Mega Urban Development Project

Dear Commissioners:

There are so many aspects of the DR Project that are just so WRONG for Nipomo and for anyone who wants to keep Nipomo with a healthy balance of natural resources and appropriate and affordable housing stock. On a larger scale, it is wrong and frankly, totally irresponsible to the planet at this time of climate crisis.

The main reasons that you should seriously re-consider approving this annexation, despite your staff's rubber stamping of this project are:

- 1) The biological impacts of destroying so much of the most advanced technology in existence to sequester carbon: trees;
- 2) The newly discovered species of an endangered Manzanita on the site;
- 3) The **affordable** housing crisis will NOT be helped by building mostly high-end homes that are planned in this development;
- 4) The EIR is deeply flawed and violates existing county policies and laws and CEQA.

I'll start with what seems like the most obvious in this day and time. It's hard to understand how in this time, when we are seeing unprecedented weather events being attributed to human "business as usual" behavior, that SLO County is considering such a "usual" and environmentally and socially irresponsible development. Our planet is heating up due to our "growth" and development practices. Each year since 2021 has become "the hottest" on record. This project will be installing more concrete and asphalt which does nothing but generate heat.

The destruction of almost 4000 mature oak trees, the habitat they provide for other life forms, the biodiversity they support and the carbon they sequester is a serious and ignorant mis-step. All around the world scientists are saying to plant trees, but **more importantly** [STOP destroying existing trees](#), as they have the capability to sequester much more carbon than newly planted trees. What could we be thinking to even consider this development at this time?

2) A soon-to-be-published peer-reviewed study by researchers at the University of California, Riverside has established the Nipomo Manzanita as a completely new species of *Arctostaphylos*, with fewer than 750 individuals remaining *anywhere*, some being centuries old. Nearly half of the individuals of this new species grow within the boundaries of the Dana Reserve Specific Plan property. A detailed survey of the Nipomo Mesa, conducted in 2024, confirms this fact, that the population of this species is in serious risk and of great conservation

concern. With this new information in hand, an amendment to this project's Environmental Impact Report is advised in order to address the explicit threat to the biological resources on the Nipomo Mesa posed by this development. Not to mention the **19 other un-mitigable impacts**, the largest number in County history.

3) I am an advocate for AFFORDABLE housing, but the "affordable" housing that NKT LLC is proposing DOES NOT address the affordability level that is needed in this county. Hardworking people deserve the assurance of secure, quality housing, yet a large percentage of the homes being built, will be built by Shea Homes (of Trilogy stock \$1.2-\$1.7 million) and another significant percentage are being advertised as "workforce" housing. But to afford a "workforce" home that costs \$600,000 with a down payment of \$120,000, at 6.5% interest you'd need to earn \$130,025 per year before tax, yet the Median household income in SLO County is \$90,216.

This is inconsistent with SLO county's own [Affordable Housing Standards](#). **SLO County does NOT need more high end homes** to attract wealthy people from out of the area. According to San Luis Obispo county's Regional Housing Needs Allocation (RHNA) production goals for all income groups, the **county has surpassed its goal for "above moderate-income" homes constructed, by over 1500 houses.**

According to RHNA, what our county needs and is currently underdeveloped, is housing for the "very Low-Income" and for "low-income" buyers. **The DR development does extremely little to address SLO County's real need.** AND *THERE IS NO ASSURANCE OF AFFORDABLE HOUSING IN THE DR PLAN*--there are HOPES that the Peoples Self-Help Housing will be able to raise the over \$60 million it will take to build the 104-154 units that will be affordable to those who need it most.

Also, **there are already nearly 700 additional units approved and another 500+ in the pipeline waiting approval to be built in Nipomo!** So much for planned population growth. Nipomo has already experienced a higher rate of growth than the rest of the county over the last 15 years. Many of these other developments are affordable for workforce and low-to-middle-income buyers and didn't need to include luxury homes to be financially feasible as the DR developer claims.

I would welcome some environmentally innovative, truly affordable housing for the agricultural and other essential workers. There are so many ideal places in Nipomo and even on NKT's 288 acres where they could be built. Leave the local treasure of the mature oaks woodland and the ecosystem it supports.

There are many resources out there to assist SLO County in being a leader in sustainable neighborhoods. It is being done, we don't have to re-invent anything. Let's not be part of the problem. Instead let's be leaders in doing business in ways that support humanity, other species and help save the planet from this extinction track we've put ourselves on. There are many, many places to look like [Global Green](#), or the [World Green Building Council](#) has a

Sustainable and Affordable Housing Report which champions a unified vision for sustainable, affordable housing and spotlights best practice worldwide.

North Carolina State University offers a website of case studies on [Affordable Housing and Sustainable Communities](#)

HUD's Office of Policy Development and Research offers a Case Studies page where there's even an example out of Ventura: [Affordable Farmworker Housing Designed for Sustainability and Climate Resiliency](#)

4) As you know, because the environmental impacts of this project are egregious and unacceptable, a lawsuit has been filed and is pending. It's my hope that LAFCO will do what's within your authority and responsibility to turn this situation around to one that is consistent with local policies, state laws and protections and appropriate to today's circumstances and realities. Please don't join the lawsuit and thereby make this a much larger issue than it should be.

And finally, another important aspect of the Dana Reserve mega-development that has been overlooked and unappreciated, especially the obliteration of the oak forest, is the **historical significance it has for the Chumash people**: the original peoples of this region and **very much part of our local history**. The proposed Dana Reserve is home to an invaluable old growth oak forest which is a cultural landscape for yak tityu tityu yak tilhini (ytt) Northern Chumash. The majestic oaks tell a story of their culture and they are part of their regional and ancestral identity. *"Neglect and inappropriate development put our irreplaceable landscape legacy increasingly at risk. Too often today's short-sighted decisions threaten the survival and continuity of our shared heritage"* Cultural Landscape Foundation

We can do better than this "business as usual" development. The community of Nipomo has stood ready to work with the developer to make modifications more appropriate to today's environmental and climate crisis. Let's not go the way of Orange County's urban sprawl, and so many other places no one wants to go to anymore. There are many resources and other jurisdictions from which we can learn. **Let's be leaders in addressing both AFFORDABLE housing and environmental issues in healthy, realistic ways.**

Respectfully,

Kimberly Rosa, Nipomo resident since 1997



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**Dana Reserve**

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**From** Macain Weipert <mweipert1@gmail.com>

**Date** Wed 11/13/2024 1:04 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

To whom it may concern,

I write you today with my support of Dana Reserve. I have a young family living on the Central Coast and the cost of housing is very difficult in this area. This community specifically addresses the concern for so many young families like mine. I have followed it along for the past few years and approve of the current proposal. It has my support, and I hope it has yours as well! Thank you for your time.

Thanks,

**Macain Weipert**

805-748-0756





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**Support 4-R-22 Annexation No. 30 to NCDS for Dana Reserve**

---

**From** Rachel Mann <ms.rachel.mann@gmail.com>

**Date** Wed 11/13/2024 11:46 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear Commissioners,

I write in support of the Dana Reserve project, and ask you to approve the annexation to the Nipomo Community Services District (NCDS)

Each jurisdiction in our county has a responsibility to support the construction of more homes. The best way is to increase density via upzoning - legalizing attached home construction, reducing lot sizes, increasing height allowances, and reducing setbacks and parking minimums.

Nipomo didn't want to do any of these things on the land already under the NCSD. This has led to insufficient homes for working people, insufficient revenue to support needed services and infrastructure, and increasing water rates.

The Dana Reserve project, while not perfect, is the best chance at balancing the negative consequences of the existing sprawl. Please vote yes.

Sincerely,  
Rachel Mann  
Grover Beach



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Scott McCreery (southjetty@sbcglobal.net) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 11:13 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

This project is another example of a developer exploiting the beauty, open space and quality of life found here while destroying it in the process. Please stop this project.

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

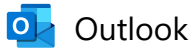
I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Scott McCreery  
250 Bradley Ave  
Morro Bay, CA 93442  
southjetty@sbcglobal.net  
(805) 772-5495

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

From Streamline <noreply@specialdistrict.org>

Date Wed 11/13/2024 12:20 PM

To Morgan Bing <mbing@slo.lafco.ca.gov>



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

<b>Your Name:</b>	Steph Wald
<b>Your Email:</b>	swaldcoho@hotmail.com
<b>Subject:</b>	Dana Reserve Annexation Water Supply Assessment
<b>Message:</b>	I implore you to delay your decision until legal interpretation of water availability is ascertained either through the current NAC lawsuit or via an independent water supply assessment commissioned by LAFCO. Taking the EIR as final word is insufficient in determining adequacy of water supply from the adjudicated Santa Maria groundwater basin. A peer reviewed water supply assessment is being required by the county on the Avila By the Sea project for EIR development and while it wasn't required for the Dana Reserve project, LAFCO must act by delaying a decision and completing a due diligence effort on water availability. This would reduce LAFCO liability, set a record for acting in good faith for sustainable development in south county, and provide the confidence currently lacking for supply water for long term use on annexed parcels. Can you guarantee that water will be available to the people investing in these future homes/renting apartments as the climate changes? If not, delay your decision and complete a water supply assessment as part of your land use decision-making responsibility.
<b>Attachment:</b>	

[Reply / Manage](#)

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Steve Williams (williams0599@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 11:04 AM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

Why are luxury homes in Nipomo more important than the limited amount of water available for the existing environment and development?

Dear Chairperson and Members of the Commission,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Steve Williams  
630 Quintana Rd # 205  
Morro Bay, CA 93442  
williams0599@gmail.com  
(805) 501-8547

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Michael Fitzpatrick (m.fitzpatrick@charter.net) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Wed 11/13/2024 1:13 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.

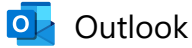
Sincerely,

Michael Fitzpatrick  
8360 Santa Rosa Rd  
Atascadero, CA 93422  
m.fitzpatrick@charter.net



(805) 466-6620

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

From Streamline <noreply@specialdistrict.org>  
Date Wed 11/13/2024 2:24 PM  
To Morgan Bing <mbing@slo.lafco.ca.gov>



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

<b>Your Name:</b>	Pat McQuillen
<b>Your Email:</b>	cprteachrn@aol.com
<b>Subject:</b>	No annexation for Nipomo water to over-sized development
<b>Message:</b>	To the Commissioners of the San Luis Obispo Local Agency Formation Commission, I am writing because it's of great importance as you are the LAST HOPE. YOU ARE the people whose vote CAN be the vote of moderation. Your "no" vote on an annexation in Nipomo is critical. In the September 2024 LAFCO meeting, the Dana Reserve project falsely claimed having meetings with the community of Nipomo. This DR project got impetus during the COVID-19 shut-down (no public involvement except once on Zoom). The number of meetings claimed by the DR developer's representative at LAFCO's September meeting tried to play for your sympathy claiming they have had "95 meetings with the county". Most people know a project of this massivity on such minimal land is obviously going to require easily "95 meetings with the County," (if not more). This annexation has been pushed through by the old Nipomo Community Services District Board members. I feel that their blind eyes and ears of prejudice never gave any consideration of the Alternative L map that was professionally procured (by Nipomo residents) upon the request of the SLO County Board of Supervisors. Additionally, Mr. Paulding's Regional Planning report

that detailed the logistics of this potential annexation was also ignored. The Alternative L map proposes 800 residential units and the commercial area. The Alternative map still allows for a lot (800 residences and the commercial) but it provides a better balance to the amenities and nature of Nipomo. Our esteemed Supervisor (Mr. Paulding) wrote an excellent report that provided critical data about Nipomo and how the Dana Reserve with their 1,570 residential units and 250,00 plus acre/feet commercial development is too large to guarantee preservation of health and safety of this community. I watched the October LAFCO meeting. What I noticed was a predominance toward the attitude of "not in my city, not in my unincorporated area." I can certainly understand why you don't want this project and all its demands on vital, limited resources in or nearby the districts you represent. Oceano Commissioner likely has a very good understanding of water problems and saline intrusion they will face with the adoption of the annexation. As a close neighbor, I saw interest in the value your vote. I see Pismo should be concerned as well, but I don't see it. You do not want to be the District's Commissioner who's unable to realize the peripheral impact to their represented community. If you are wise, fair, not blinded by money, wealth or bribery and, are truly conscientious to your constituents and want to preserve your District's qualities (of life) then it's imperative to be strong enough to slow this down and evaluate the alternatives. Thank you for your time, consideration and commitment to making decisions that will provide balance and preserve the quality and amenities of each of the areas you each represent in San Luis Obispo county. Thank you, again.

**Attachment:**

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Ideas + Action for a Thriving Central Coast

November 12, 2024

SLO COUNTY LAFCO  
COUNTY GOVT. CENTER  
1055 MONTEREY STREET,  
SAN LUIS OBISPO, CA 93408

**Subject: LAFCO File No. 4-R-22 | Annexation No. 30 to Nipomo Community Services District (Dana Reserve Specific Plan)**

Dear San Luis Obispo Local Agency Formation Commissioners:

As your commission votes on the Dana Reserve Specific Plan, we urge you to move forward plans that will change the trajectory of workforce housing availability on the Central Coast. Ambitious housing plans as well as enhanced collaboration between regional agencies and employers are essential to support the economic prosperity for our community and residents.

As a member of the housing advocacy team and partner in development of the new [Housing and Infrastructure Regional Framework](#) (HIRF), we believe that swift leadership to create more housing is an economic imperative and considerable effort has been undertaken to identify this as a priority project for our region to address housing needs.

We note prior comments and questions related to the HIRF and what is considered “efficient” or “potentially efficient”. Within the HIRF and the mapping tool developed by SLOCOG, proposed residential developments are shown in gray. In this tool, it is proximity to efficient and potentially efficient areas (areas with a combination of water capacity, wastewater capacity and/or transportation access) that creates a compelling narrative for potential residential developments. *By design, a proposed development isn’t what is categorized as efficient/potentially efficient, but rather the infrastructure projects that serve the proposed development.* The infrastructure projects in the mapping tool were in local agencies’ existing capital improvement plans, specific plans and various land use documents. This priority projects list was intended to influence the strategic prioritization of infrastructure dollars allocation for SLOCOG, Cities and County when considering the future housing needs of the region. The tool doesn’t necessarily include the proposed developer funded improvements

# REACH

Ideas + Action for a Thriving Central Coast

such as the water supply and infrastructure improvements proposed with the Dana Reserve project.

As you review this annexation, please consider how it fits into the context of this extensive community planning for housing, the seriousness of our regional housing challenge and the need for bold action to ensure that current and future generations have the opportunity to thrive.

Sincerely,

A handwritten signature in black ink that reads "Melissa James". The signature is written in a cursive style with a horizontal line extending to the right.

Melissa James  
President/CEO  
REACH  
[melissa@reachcentralcoast.org](mailto:melissa@reachcentralcoast.org)



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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Carolyn Miller (carolynhandlermiller@gmail.com) Sent You a Personal Message  
<kwautomail@phone2action.com>

**Date** Wed 11/13/2024 3:58 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

The Dana Preserve Project is destructive and badly designed! If given a go-ahead, it would destroy a beautiful oak forest and drain an important water resource. Furthermore, it is intended for luxury homes, not for the low income housing that is desperately needed in this county. I urge you not to allow this badly thought-out project to move forward!!!!

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

It is not a viable option to move this project forward as it stands. We cannot afford to annex this development, especially with the preexisting "Severe Water Shortage Conditions" in Nipomo. The financial strain and threat to water reliability are unacceptable, especially when the Community Alternative Plan better serves the public good.

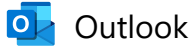
I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Carolyn Miller  
12005 Cenegal RD  
Atascadero, CA 93422  
carolynhandlermiller@gmail.com  
(323) 459-7841

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at sierraclub8@gmail.com or (805) 543-8717.



New form submission assigned to you: LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

From Streamline <noreply@specialdistrict.org>

Date Wed 11/13/2024 4:45 PM

To Morgan Bing <mbing@slo.lafco.ca.gov>



LAFCO No. 4-R-22 | Annexation No. 30 to Nipomo CSD (Dana Reserve)

<b>Your Name:</b>	Michael McAustin
<b>Your Email:</b>	memcaustin@gmail.com
<b>Subject:</b>	Dana Reserve
<b>Message:</b>	As a resident of the South County for over 40:years, I would recommend and support LAFCO's approval of the Dana Reserve, The Dana Reserve will bring affordable housing, improved utilities, improved traffic circulation, and improved services to Nipomo. It will help satisfy the state mandate on housing, it will save the NCSD and their customers money and provide locations for increased (improved) police and fire services. The first time buyer program serves as a great blueprint for other communities to emulate. The project respects the environment and provides park and open space. There will always be people who will object to change coming to their communities, but the benefits of this project dwarf the opposition's protestations. Please pass and approve the Dana Reserve project, it's time has come!!
<b>Attachment:</b>	



[Reply / Manage](#)

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Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Carole Mintzer (camintzer@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 4:52 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

This project could be developed with more affordable housing and fewer oaks destroyed. The proposed project is not a good fit for what SLO County needs now.

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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I ask you to deny the annexation of the Dana Reserve development as it stands for all of the aforementioned reasons. I want to see this development altered to reflect the Community Alternative Plan or another plan that prioritizes our community health and safety, the environment, and more of the truly affordable housing our communities need.

Thank you for considering my comments on this important matter.

Sincerely,

Carole Mintzer  
2555 Via Vistosa

Los Osos, CA 93402  
camintzer@gmail.com  
(714) 313-2035

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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## Agenda Item A1 - Dana Reserve Project Deserves Approval

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**From** Chip Visci <visci805@gmail.com>

**Date** Wed 11/13/2024 5:39 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Honorable LAFCO Commissioners,

I strongly urge a YES vote on the Dana Reserve annexation. This project will provide much needed housing, targeting the so-called "missing middle."

Even if the developer's intentions were different — say aimed at providing only high-end custom homes — the truth is that this county is woefully behind its obligations to create opportunities for more housing of all kinds.

The only way to create more housing that is affordable is to create more housing of all kinds

The Dana Reserve project will provide a lot of the kind of housing this county desperately needs. The project deserves your approval.

Thank you for your consideration.

Chip Visci  
Shell Beach



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

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**From** Jacob McNevin (jacobd.mcnevin@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 5:26 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

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Thank you for considering my comments on this important matter.

Sincerely,

Jacob McNevin  
363 E Foothill Blvd  
San Luis Obispo, CA 93405  
jacobd.mcnevin@gmail.com  
(310) 595-5907

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Santa Lucia Chapter of the Sierra Club. If you need more information, please contact Santa Lucia Chapter of the Sierra Club at Santa Lucia Chapter of the Sierra Club at [sierraclub8@gmail.com](mailto:sierraclub8@gmail.com) or (805) 543-8717.



Outlook

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**SLO LAFCO Item A-1 - Decline Dana Reserve Annexation**

---

**From** Denise Yaffe (dlyaffe@gmail.com) Sent You a Personal Message <kwautomail@phone2action.com>

**Date** Wed 11/13/2024 6:22 PM

**To** Morgan Bing <mbing@slo.lafco.ca.gov>

Dear SLO County LAFCO,

This project impacts climate change, water quality, and environmental justice

As a San Luis Obispo County resident, I urge SLO County LAFCO to deny the annexation of the Dana Reserve Project as it stands.

This development threatens Nipomo's water supply, public safety, and an irreplaceable oak woodland and ecosystems, all while a viable alternative exists that better meets the affordable housing needs of the Central Coast.

The current Dana Reserve proposal violates dozens of County policies including tax sharing and land use policies as well as the Land Use Ordinance. This project increases the likelihood of over-drafting and threatens water reliability and groundwater health in both the Nipomo Mesa aquifer and the Santa Maria basin. The Dana Reserve Project intends to use water from the Nipomo Community Services District in their development. Given the restrictions of the supplemental water placed by the court stipulation, the supplemental water project cannot be used by new development like the Dana Reserve. Supplemental water can only be used to replenish our ground water and for small infill development. The County and developers have continuously ignored the significant negative impacts to water supply, ecosystems, climate resiliency, fire safety, community health, and more.

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Thank you for considering my comments on this important matter.

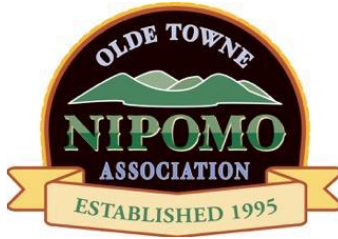
Sincerely,

Denise Yaffe  
2331 Fresno Street  
Los Osos, CA 93402

dlyaffe@gmail.com  
(562) 336-9941

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Local Agency Formation Commission (LAFCO)  
1042 Pacific Street, Suite A  
San Luis Obispo, CA 93401

Date: November 14, 2024

Subject: Support for the Dana Reserve Housing Development in Nipomo

Dear Members of the Local Agency Formation Commission,

I am writing on behalf of the Olde Towne Association, a long-standing and dedicated community organization representing the interests of the residents and businesses in the historic Olde Towne district of Nipomo. We would like to express our strong support for the proposed Dana Reserve Housing Development, which we believe aligns with our vision for a vibrant and sustainable community.

The Olde Towne Association recognizes the importance of thoughtful development that balances the need for housing with the preservation of our community's unique character. We have carefully reviewed the plans for the Dana Reserve Housing Development and believe that it offers significant benefits to Nipomo and its residents.

We are particularly pleased with the following aspects of the Dana Reserve Housing Development:

1. **Affordable & Workforce Housing:** The inclusion of affordable housing units is a critical need in our community. This project provides an opportunity for a diverse range of residents to live in Nipomo, contributing to the economic and social fabric of our town.
2. **Economic Growth:** The Dana Reserve Housing Development will contribute to our local economy by creating jobs, generating tax revenue, and fostering a sense of community by providing amenities and recreational spaces for residents.
3. **Improved Infrastructure:** The project proposes to make essential infrastructure improvements that will benefit not only the development itself but also the surrounding areas, enhancing the quality of life for existing residents.
4. **Community Engagement:** We appreciate the developer's engagement with our community, their receptiveness to feedback, and their willingness to make adjustments based on input from residents.

In conclusion, the Olde Towne Association believes that the Dana Reserve Housing Development is a thoughtful and responsible project that will enhance the Nipomo community while preserving its unique

character and history. We urge the Local Agency Formation Commission to approve this development, recognizing the significant benefits it will bring to our community.

Thank you for your time and consideration. We look forward to a prosperous and harmonious future for Nipomo, and we believe that the Dana Reserve Housing Development will play a vital role in achieving that vision.

Sincerely,

*Deb Geaslen*  
Officer

**From:** [kristiloutennis@gmail.com](mailto:kristiloutennis@gmail.com)  
**To:** [yeighmy@co.slo.ca.us](mailto:yeighmy@co.slo.ca.us)  
**Cc:** [ken@whittlefire.com](mailto:ken@whittlefire.com)  
**Subject:** Support of the Dana Reserve  
**Date:** Tuesday, September 26, 2023 3:13:54 PM

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Good afternoon,

My husband Ken and myself have been LIVING IN Nipomo for 28 years. We have raised our family here as well as operated our small business here in the town of Nipomo. We are very much in support of the Dana Reserve project. This development is so needed for Nipomo. First off, we believe it's such a necessity to have affordable housing in Nipomo. We have grown children who both live out of State and are unable to afford a home here in Nipomo. We have employees who have worked for us for years who also are unable to buy a house in Nipomo due to the high costs and the limited homes for sale. In addition to supporting the affordable housing we are in support of the other aspects of the project including the Village commercial centers. Our town needs a gathering center for restaurants, shops, and eateries. It has taken years to finally get a Skate park for the youth at our town park. This development is something that our now grown children missed out on while they grew up. Our community is not only filled with seniors who have chosen to retire here but also many young families who need activities and gathering areas for socialization. Everyone loves our oak trees here but the replacement plan by the Developers is fantastic. Oaks will be preserved as well as planted on the Dana reserve site. Our town is growing, and we still do not have a hotel or any lodging for visitors. I feel this is a necessity as well. The developers have provided a wonderful plan and we are so excited for this project to happen. What more could you ask for- a developer who has strong roots in Nipomo and only wants the best for our town. Growth is inevitable here in Nipomo and let's recognize how positive this growth will be for our entire Community.

Thank you,

*Kristi Whittle*

Kristi Whittle/Mother/Co-owner Whittle Fire Protection