



# Community Proposal For Dana Reserve Project

Community-Generated Map (Alternative-L)



# Our mission statement

The Nipomo Action Committee's (NAC) vision is to collaborate with all interested Nipomo and Central Coast stakeholders to maintain and enhance Nipomo's rural character and ensure appropriate and compatible growth consistent with the unique biodiversity and cultural heritage of this area now and for generations to come.

Grass Roots organization – non-profit – community advocacy



**Dana Reserve has 19 significant unmitigable impacts - identified in the EIR**

– Biggest housing project in 25 years

- Population and housing
- Biological resources
- Greenhouse gas/emissions
- Air quality
- Transportation and traffic
- Growth inducing impacts
- Land use and planning

What will the community gain by absorbing these devastating unmitigable significant impacts

# We consulted with experts

NEIL HAVLIK

League of Women Voters  
Conservation Committee

BILL WAYCOTT/ DAVE CHIPPING

CNPS

BARRY PRICE

Archaeologist

MONA TUCKER

Chairperson for YTT Northern  
Chumash Tribe

CARMEN MORALES

California Nurses of Environmental Justice  
and Air Quality Control Committee

BRUCE SEVERANCE

Design Consultant Project planner and  
Technical Illustrator

DENA FOOSE

Battalion chief/Fire Marshall

Dr STEPHANIE PINCETI

UCLA professor - land use expert

# 'Created by the people for the people'

## 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

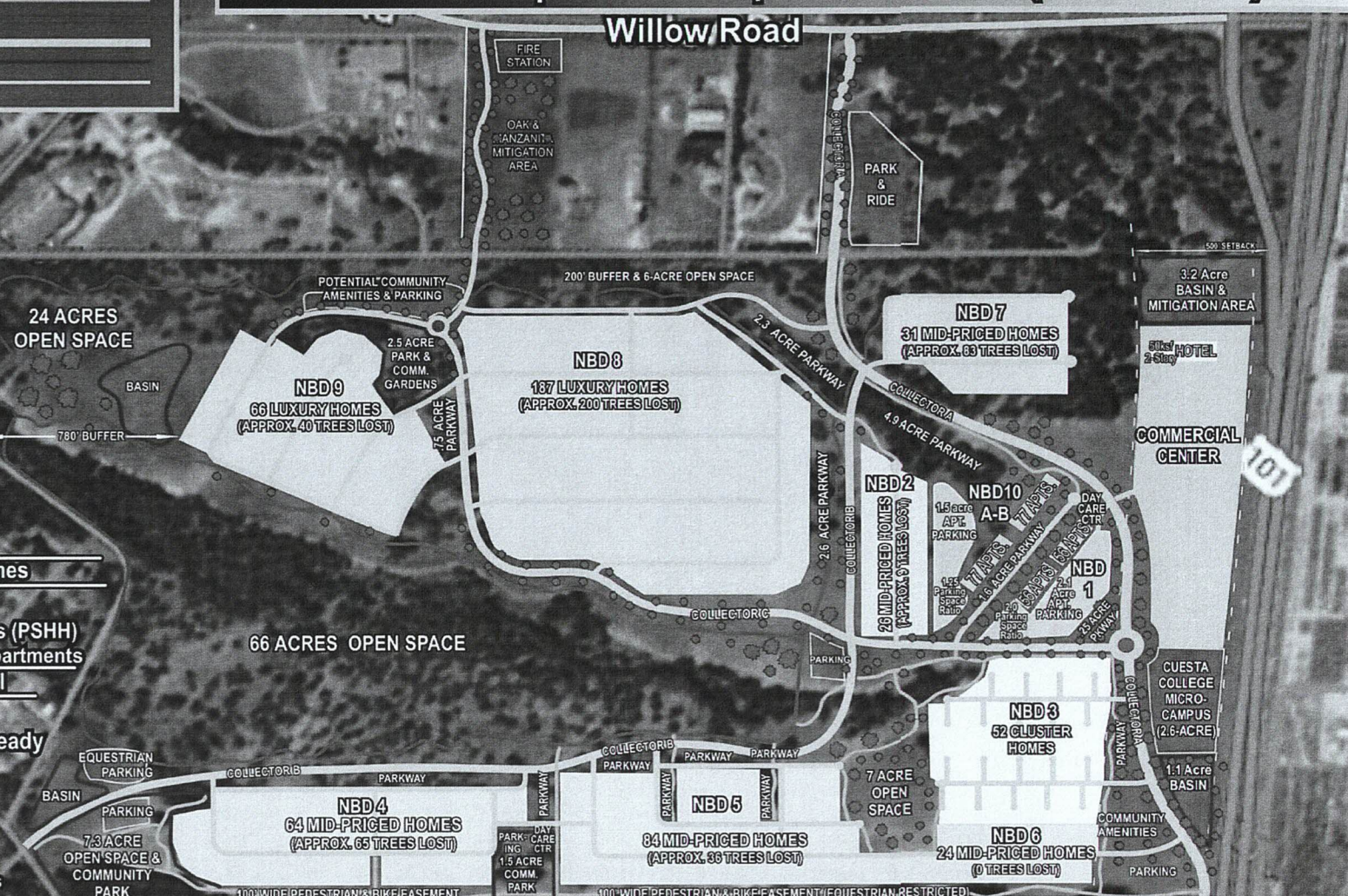
+ Minimum of 100 ADU-Ready SF Homes (or built out)

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



100' WIDE PEDESTRIAN & BIKE EASEMENT (EQUESTRIAN RESTRICTED) 100' BUFFER (SETBACK) BETWEEN EXISTING RESIDENTIAL FENCE LINE AND NEW LOTS

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.

# HOUSING



## **Our plan**

- We created significant housing opportunities with 534 single family homes, plus 266 MF units – 800 homes
- Increased the ratio of mid priced homes
- Maintained affordable Peoples Self Help Housing
- Acknowledged the important need for housing in our community
- We kept the diverse types of housing to meet the housing needs
- Maintained the positive impacts on the RHNA numbers for low-income housing equivalent to the DR project
- Reduced the number of the luxury homes which we are already over our county's RHNA number

- We improved transitions with existing neighborhoods and addressed privacy concerns by creating buffers for Sandydale and Hetrick and restricting to one-story single-family homes
- Retained the existing commercial area to encourage job creation
- Lessened the impact to the imbalance of 'jobs to housing' ratio (Nipomo has the worst job to housing imbalance in the county 0.66 per household)
- We reduced the unplanned population growth from 4500 (18-25%) to approx. 2600 (10-14% )
- Retained the opportunity to provide needed daycare in Nipomo
- Kept Cuesta College satellite campus
- **100 ADUs:** Flexibility to create more affordable housing and to meet the homeowner needs



# Let's Compare housing

## Our Plan

- 253 luxury
- 112 multifamily
- 154 affordable
- 229 single family
- 52 cluster houses
- 100 ADU's permitted  
= 800 Total + plus 100  
ADU permitted

## Developer Plan

- 417 luxury
- 383 multifamily
- 154 affordable
- 290 single
- 124 cluster houses
- 102 ADU's built  
= 1470 Total

70 % of houses (1022 homes) are in the above average category of RHNA #

# SCHOOLS



## Our Plan

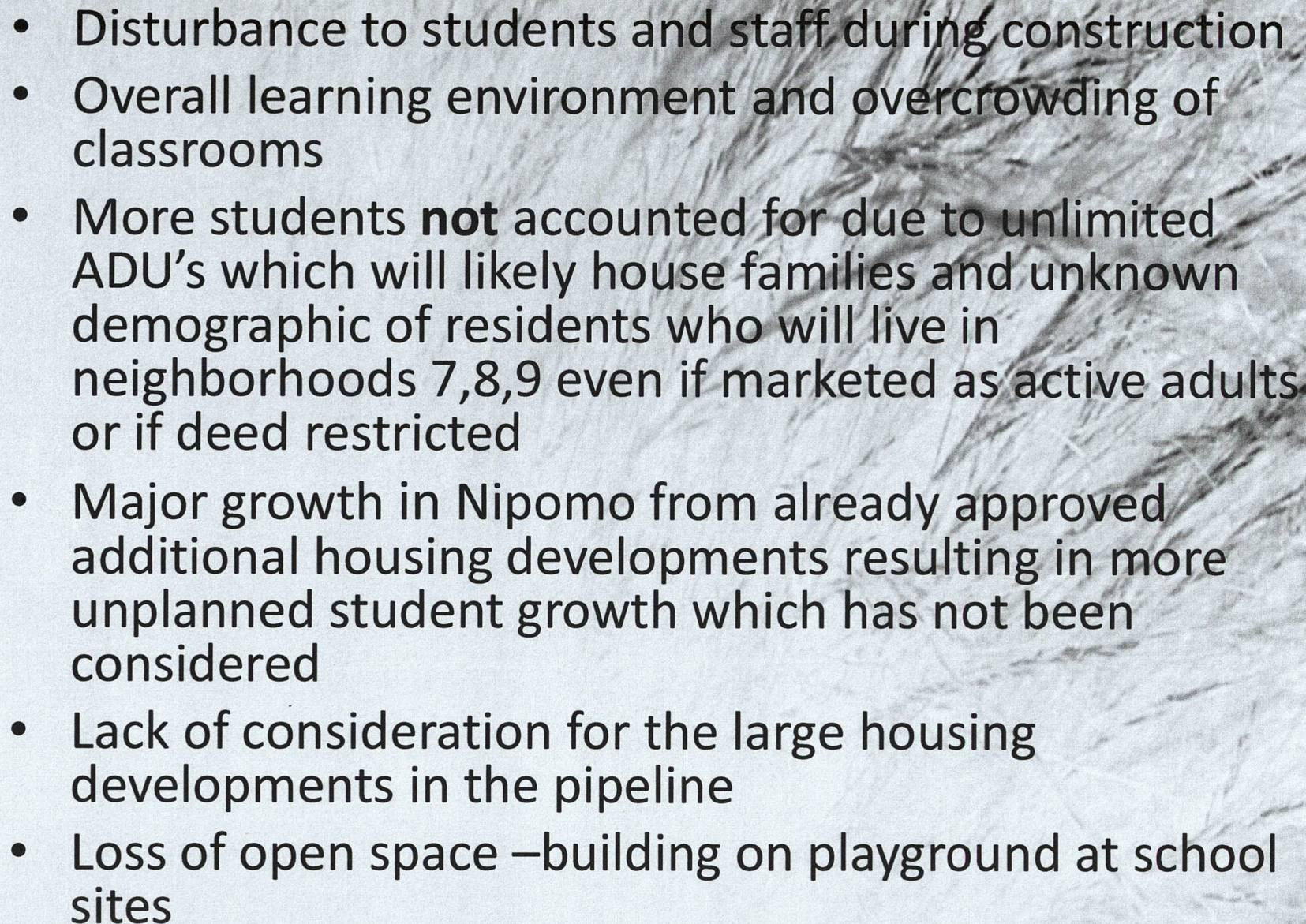
- Identified the opportunity for pedestrian connectivity to Nipomo Park and beyond through the existing easement
- Reduced number of students means less strain on school sites and infrastructure
- Less traffic means better safety for our children
- Fewer students means less impacts on the level of education due to overcrowding

## Developer plan

- Project is isolated with no connectivity for students to or from NHS or Elementary schools
- Over 900 students impacting the already at capacity schools
- There has been no traffic survey around school sites
- Overcrowding will impact the level of education for our students
- With the increased amount of ADU's and the unknown demographic in the luxury housing it is unknown how many additional students will actually need to access our schools

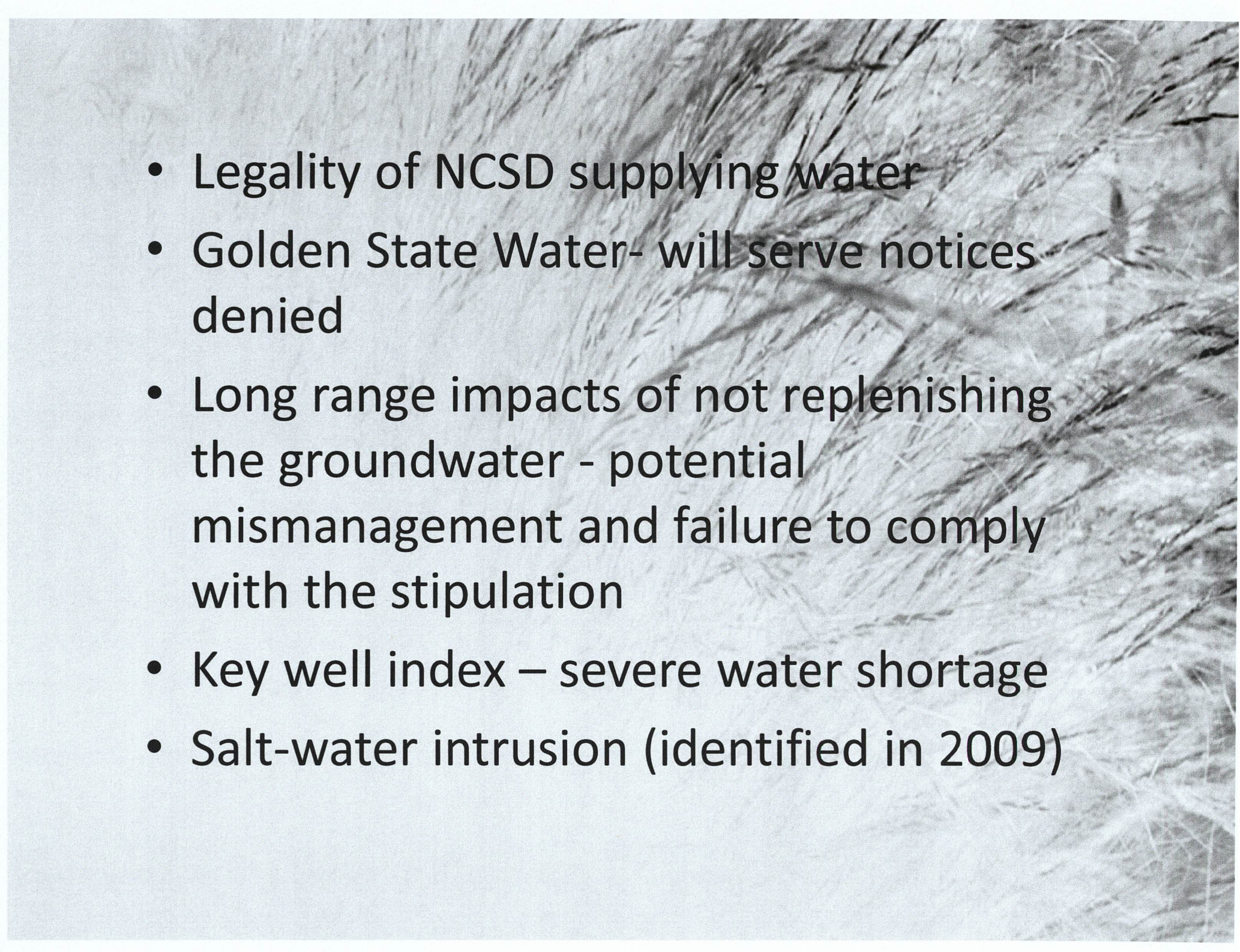
## Unresolved issues for schools

- Even with recent cost mitigation agreements between school district and developer there are still many unresolved issues
- Drop off and pick up at Nipomo Elementary will be chaotic and at Dana Elementary, even with a likely donation of funds from developer, the pull-in and drop-off area will still not be able to absorb additional traffic
- Unacceptable intrusion into the park by using the park as a roadway to access Dana Elementary
- “Bus transportation is not guaranteed” per Superintendent of schools
- Hiring teachers

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- The background of the slide is a black and white photograph of tall, dry grasses or reeds, with the stalks leaning and creating a textured, somewhat chaotic pattern. The lighting is soft, highlighting the individual blades and their shadows.
- Disturbance to students and staff during construction
  - Overall learning environment and overcrowding of classrooms
  - More students **not** accounted for due to unlimited ADU's which will likely house families and unknown demographic of residents who will live in neighborhoods 7,8,9 even if marketed as active adults or if deed restricted
  - Major growth in Nipomo from already approved additional housing developments resulting in more unplanned student growth which has not been considered
  - Lack of consideration for the large housing developments in the pipeline
  - Loss of open space –building on playground at school sites

# WATER



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- Legality of NCSD supplying water
  - Golden State Water- will serve notices denied
  - Long range impacts of not replenishing the groundwater - potential mismanagement and failure to comply with the stipulation
  - Key well index – severe water shortage
  - Salt-water intrusion (identified in 2009)

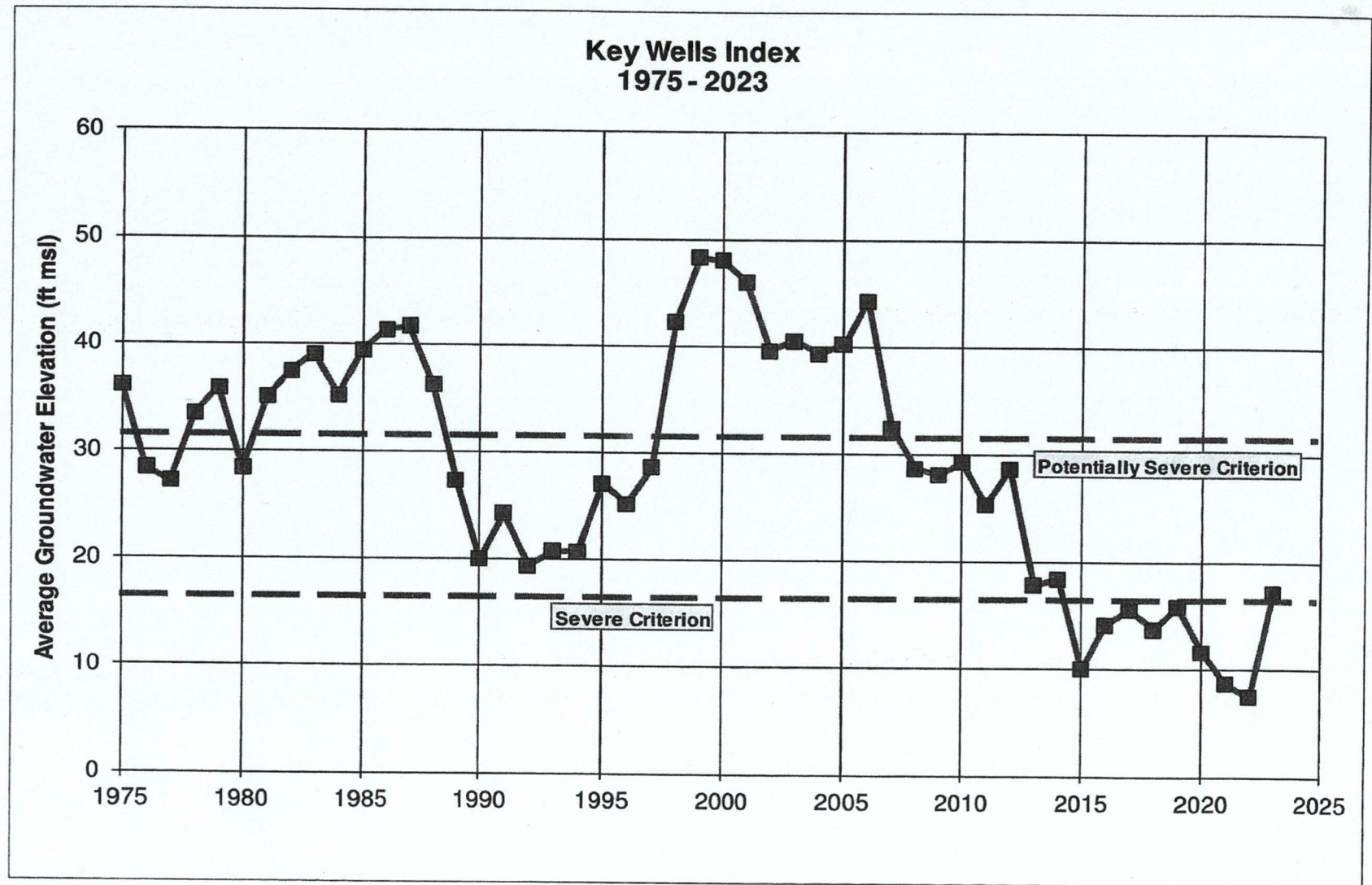


Figure 1



## Our Plan

- Moved Collector B ¼-mile east to avoid significant Oak forest destruction
- 1700 cars per day
- Reduces traffic and Vehicles miles travelled (VMT)

## Developer plan

- Major V cut through Oak Forest by Collector B
- 3000 cars each day
- Creates Class 1 impact because of VMT (3000 cars leaving each day)

## Unresolved issue with traffic

- Increased impacts on existing residents trying to complete daily activities due to more congested streets
- Lack of recent traffic surveys
- Unsafe access onto Willow Road (55 mph) by using only stop signs which will likely cause an increase in major traffic collisions
- Ongoing concerns from Hetrick neighborhood about traffic and safety as its used as a cut through between Pomeroy and Willow
- Increase of initial traffic congestion as a traffic signal at the 101 freeway and Willow will not be considered until 60% of project is built
- Additional freeway congestion resulting in traffic back up at the Willow and Tefft on and off ramps

# Biological impacts



## Our Plan

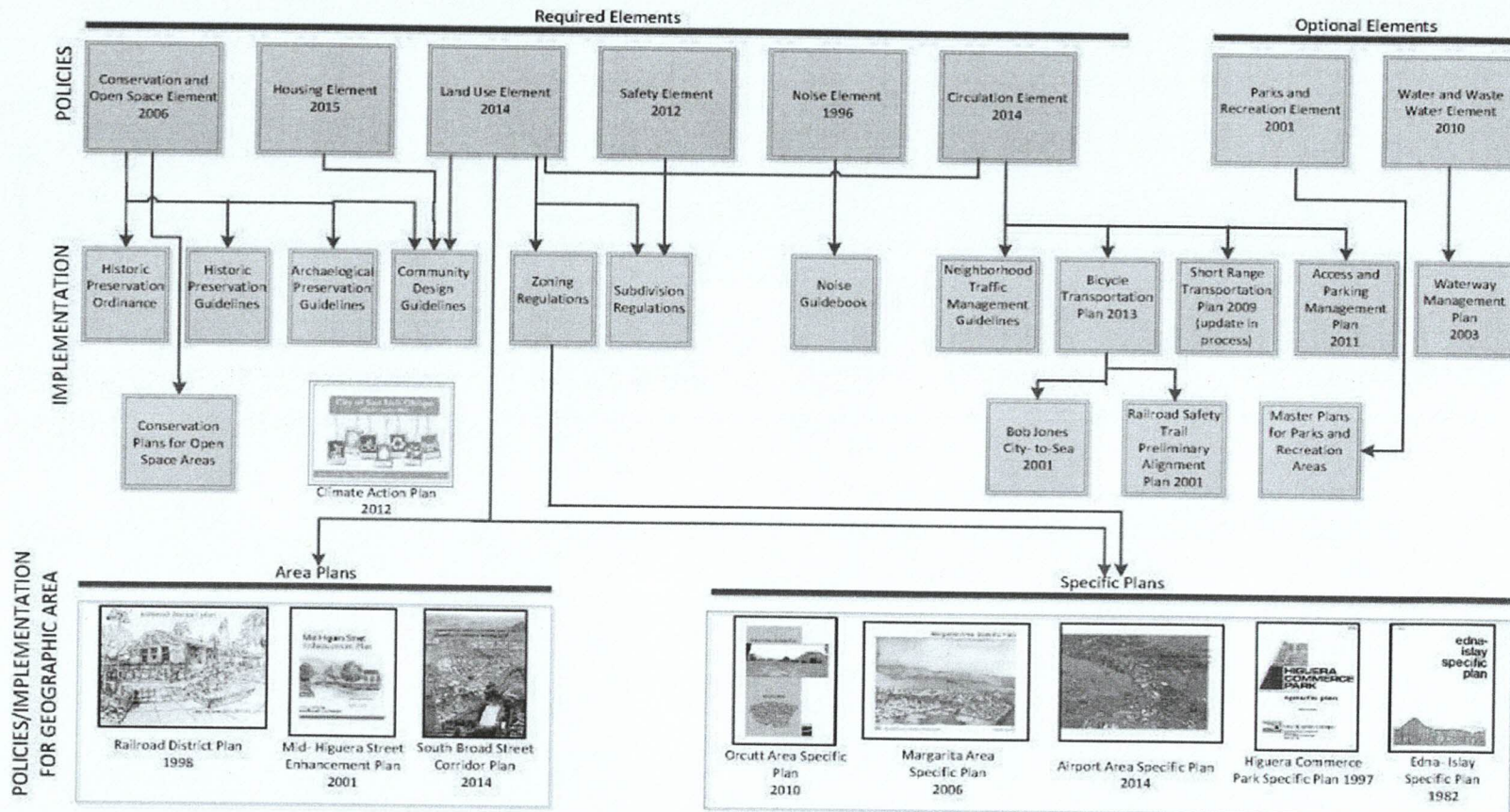
- At least 50 % fewer oak trees removed. Improved preservation of habitat
- Avoidance and better protections for the Pismo Clarkia and other rare species
- 104 acres of open space, with improved walking, hiking and equestrian trails
- 20 acres of park to create increased educational opportunities
- Significantly less grading and soil disturbance/earthmoving throughout the development .
- Less impact to air quality

## Developers plan

- Clear cutting 3000 oak trees and destruction of unique habitat
- Destruction of Federal protected and other rare species
- 54 acres of open space
- 6 acres of park including equestrian staging
- Significant grading and soil disturbance for many years
- Worsening air quality - Nipomo already has the worst air quality in County

# Inconsistencies in County Plans and Ordinances

## San Luis Obispo General Plan

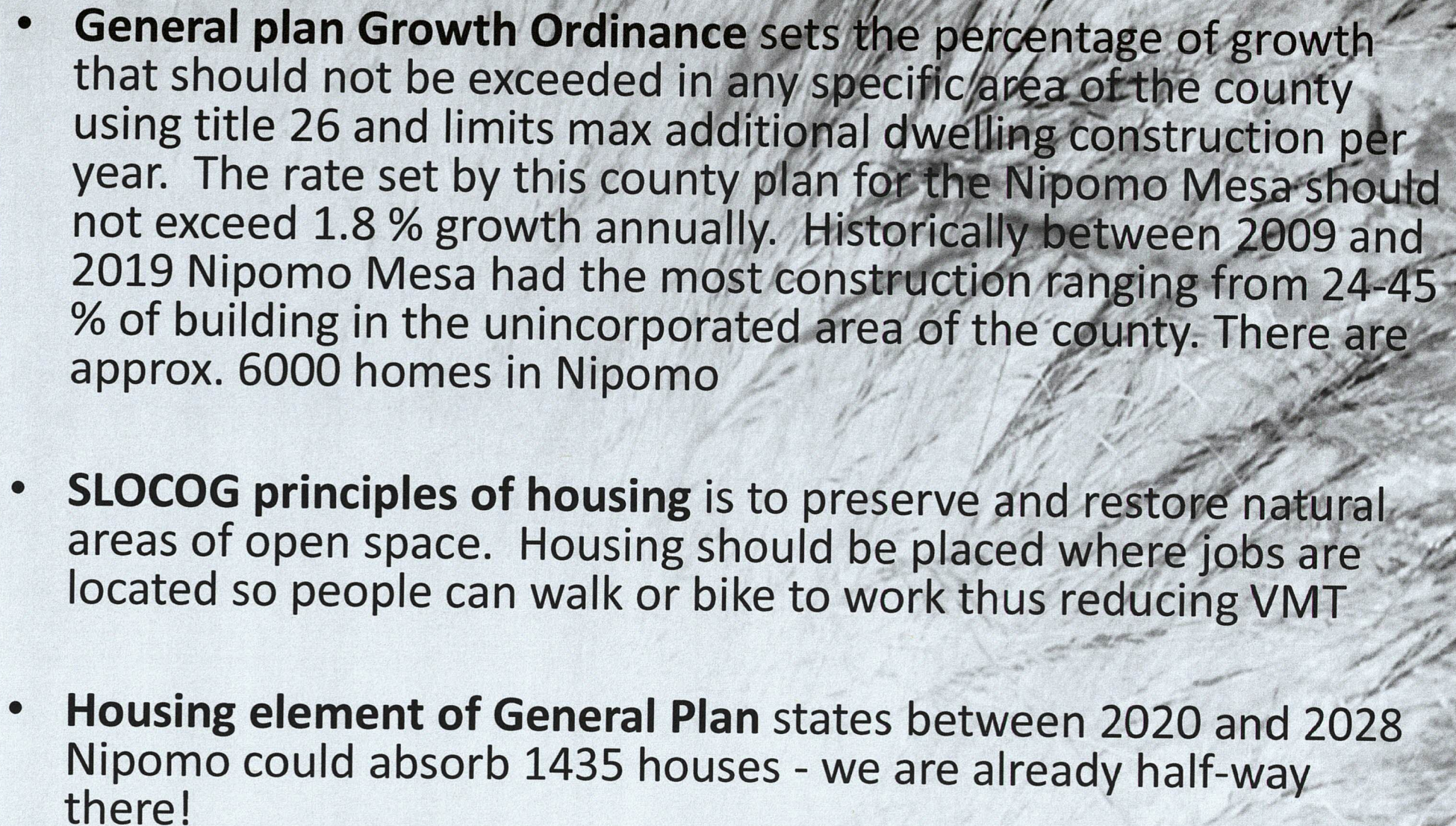




**These were crafted after significant research, input from stakeholder and communities within the county**

**THE WILL OF THE PEOPLE should not be set aside**

- County General plan
- Conservation and open space
- Framework for Inland planning and housing element
- Land use ordinance
- South County Area Plan

- 
- The background of the slide is a black and white photograph of tall, dry grasses, possibly coastal prairie grasses, blowing in the wind. The grasses are dense and fill the entire frame, creating a textured, naturalistic background.
- **General plan Growth Ordinance** sets the percentage of growth that should not be exceeded in any specific area of the county using title 26 and limits max additional dwelling construction per year. The rate set by this county plan for the Nipomo Mesa should not exceed 1.8 % growth annually. Historically between 2009 and 2019 Nipomo Mesa had the most construction ranging from 24-45 % of building in the unincorporated area of the county. There are approx. 6000 homes in Nipomo
  - **SLOCOG principles of housing** is to preserve and restore natural areas of open space. Housing should be placed where jobs are located so people can walk or bike to work thus reducing VMT
  - **Housing element of General Plan** states between 2020 and 2028 Nipomo could absorb 1435 houses - we are already half-way there!

- **South County plan** sets a goal to revitalize Olde town Nipomo. It also details the DR land was slated to increase job opportunities with supportive residential development, but the DR project will only create 273 job with the population increase of 4500 new residents resulting in a further decline in our job to housing imbalance of 0.06 (Nipomo is already the lowest in the county)
- **County Conservation and Open Space ordinance** has over 305 pages. It's goals and functions is to conserve and protect important natural resources and promote efforts to prevent or eliminate damage to the environment and protect the health and welfare of the community



# PUBLIC SAFETY



# Fire Safety

## Our plan

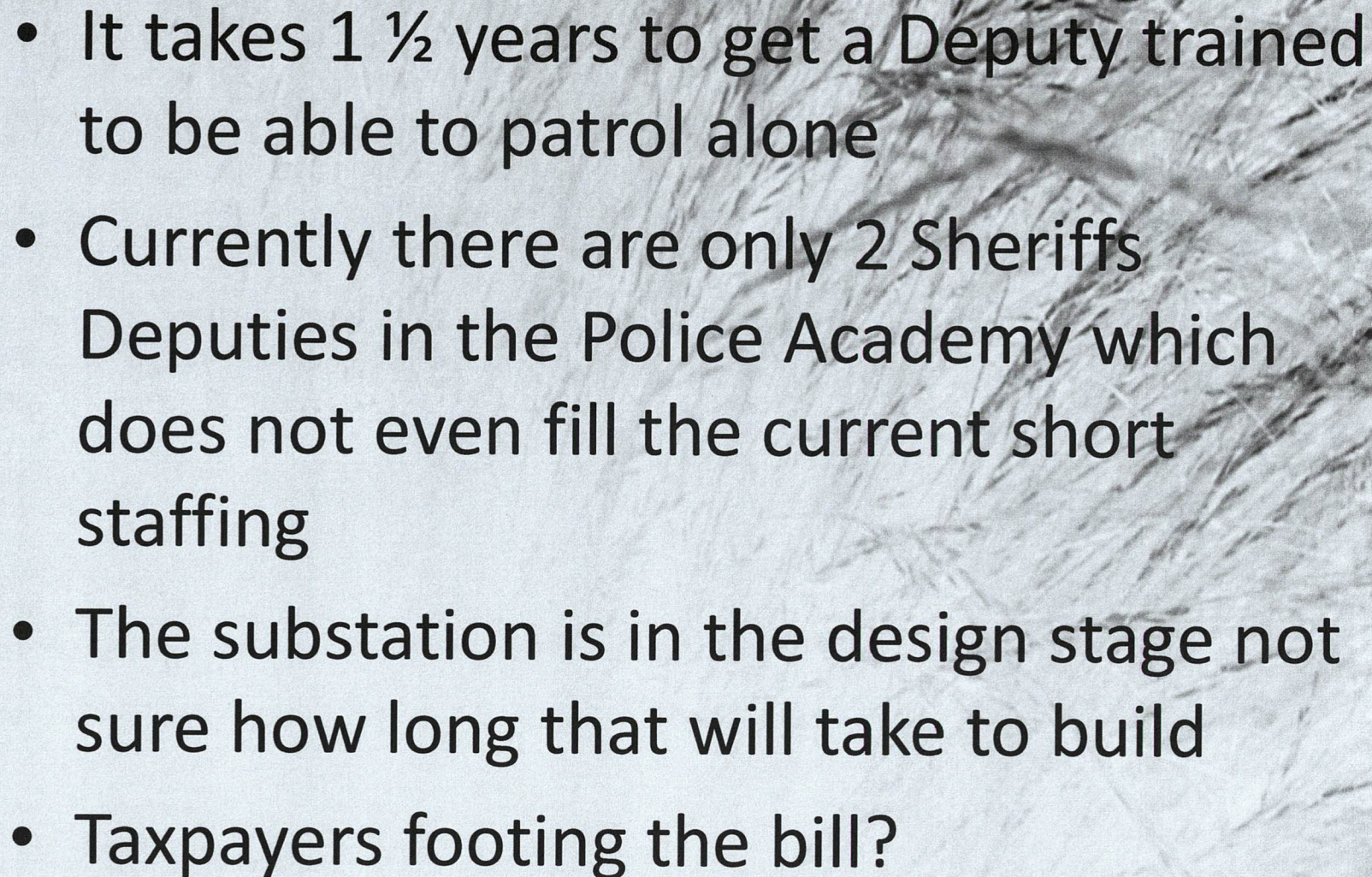
- Keep egress and ingress consistent with fire requirements and safe evacuation
- Our concept map is designed to be fire wise and should be used as a guiding alternative to mitigate and reduce fire and life safety risks

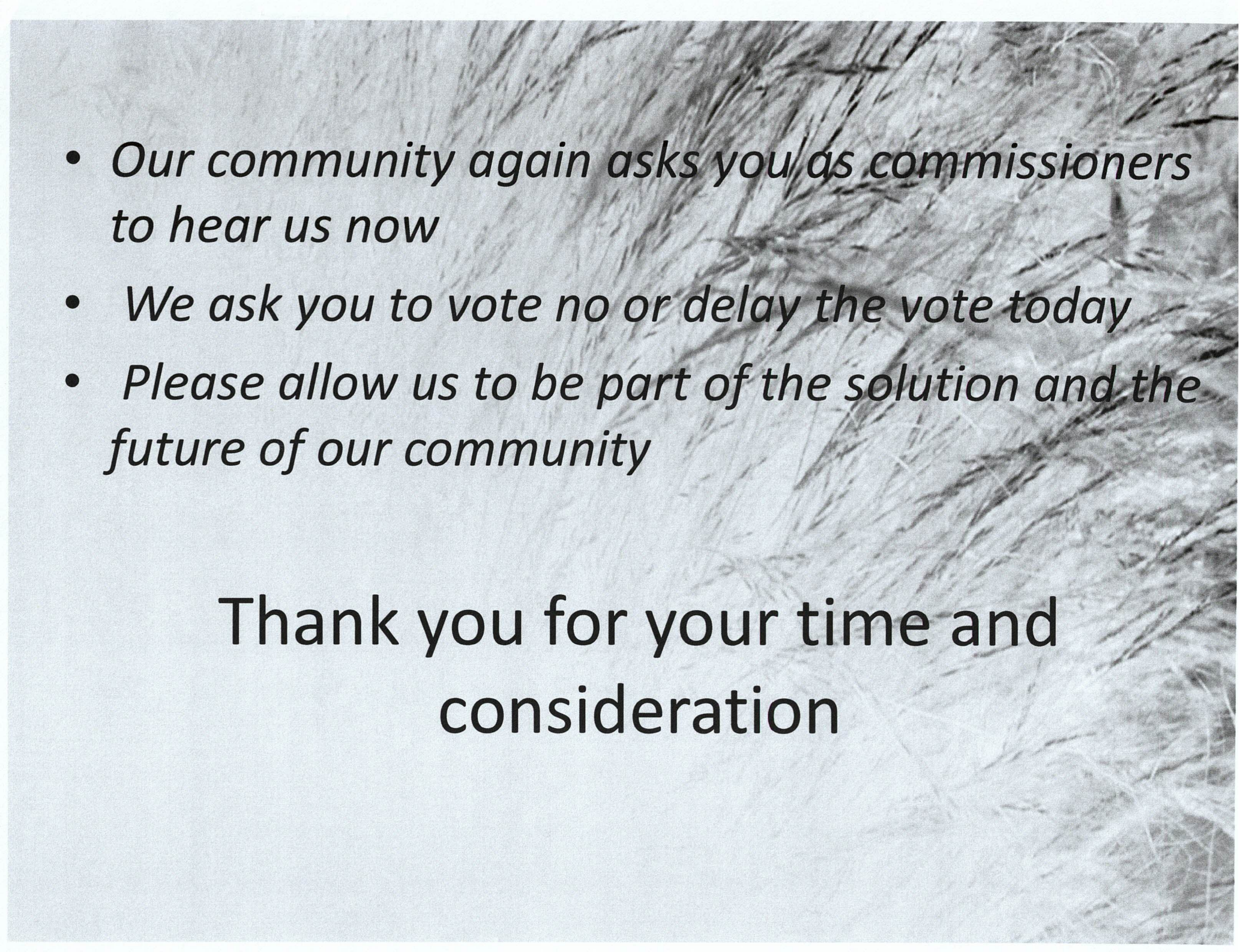
## Still unresolved

- Lack of a fire station (will cost 15 million)
- Fire engines, aerial ladder truck, equipment, gear and training
- We are already below the standard response times in Nipomo and with 80 % of calls being medical, adding significant increase in population will plummet response times and cripple already strained resources ultimately endangering lives - this should not be acceptable
- Who will fund the unresolved fire issues? A new fully staffed operating fire station has no absolute plan to come to fruition. Where will funding come from – taxpayers?

## Law Enforcement – Sheriffs Office

- SLOSO Letter about the new Magenta project- can not serve this community
- SLOSO Letter - will need to hire 10 additional Deputy Sheriffs, 2 Sergeants and an additional 5 patrol vehicle and all the necessary equipment just to service the Dana Reserve
- Hiring of all Law Enforcement officers by all local LE agencies is at an all time low with the likelihood of improvement diminishing with California imposing a mandatory college education standard for all police officer (Bachelors degree)

- 
- It takes 1 ½ years to get a Deputy trained to be able to patrol alone
  - Currently there are only 2 Sheriffs Deputies in the Police Academy which does not even fill the current short staffing
  - The substation is in the design stage not sure how long that will take to build
  - Taxpayers footing the bill?

- 
- *Our community again asks you/as commissioners to hear us now*
  - *We ask you to vote no or delay the vote today*
  - *Please allow us to be part of the solution and the future of our community*

**Thank you for your time and  
consideration**

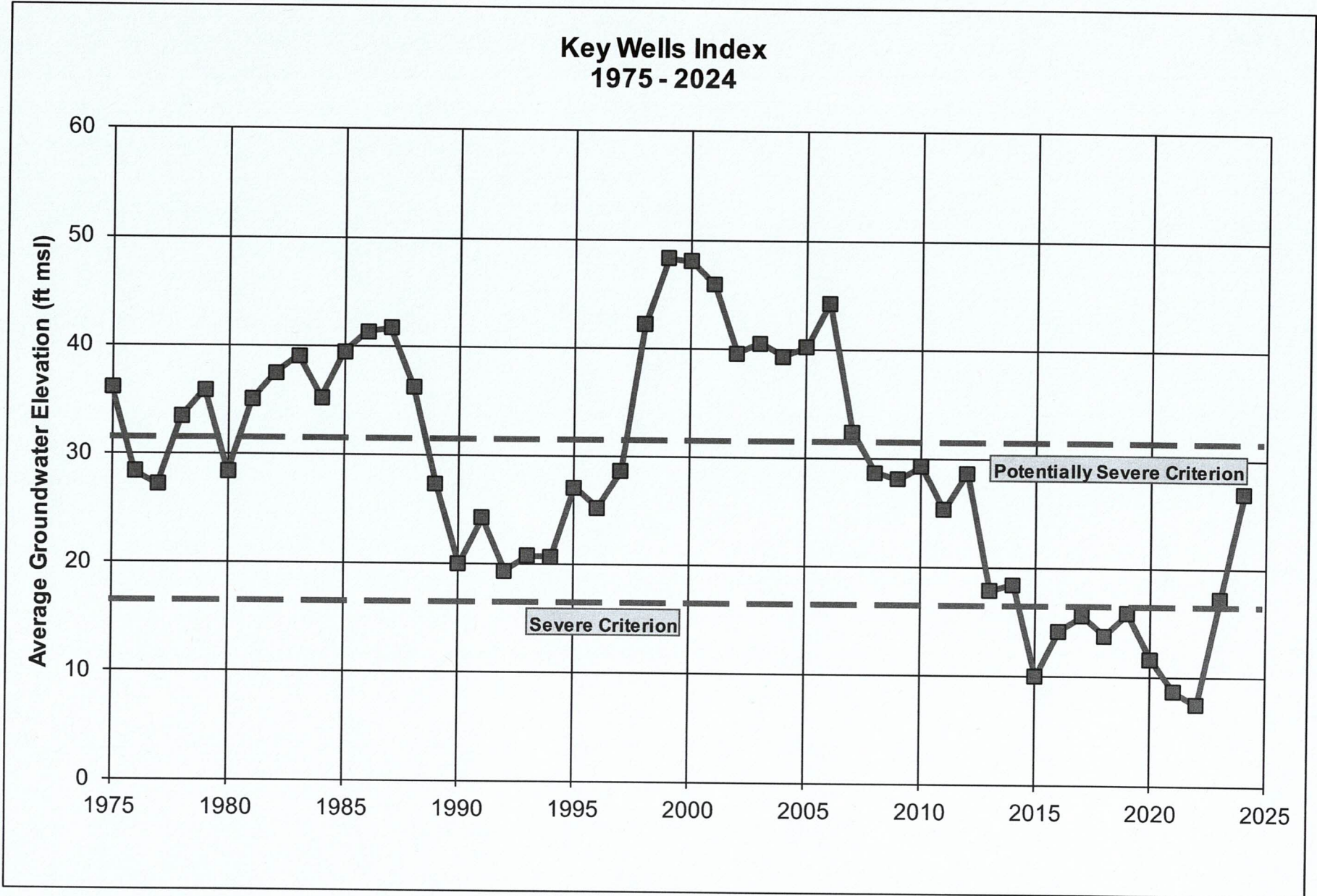


Figure 1

Show audio player

-01:27



Exposure to air pollution during pregnancy may raise a child's risk of autism by disrupting brain development, according to a new study.

[Gracie Abadee reports for the BBC.](#)

#### In short:

- Researchers found a strong link between a pregnant woman's exposure to fine particulate matter and nitrogen oxides to increased autism risk for her child.
- Timing is critical; prenatal exposure appears to have the greatest impact during key developmental periods for the fetal brain.
- These pollutants can cross the placenta, potentially affecting brain pathways related to nerve communication, hormone balance and chemical reactions.

#### Key quote:

"The timing of exposure appears crucial, with heightened vulnerability during prenatal development."

— Professor Haitham Amal, study senior author

#### Why this matters:

This research could prompt health guidelines to protect pregnant women in high-pollution areas, adding urgency to environmental and public health discussions on pollution control. As smog levels rise, so could the risk of these developmental challenges, leaving parents and healthcare professionals alike with a tough reality: the air we breathe doesn't just impact our own health but could silently shape the futures of the next generation. [Read more: Black, Hispanic and poor children are more exposed to pollution that ends up harming their brains.](#)

[READ THE FULL ARTICLE](#)

About the author(s):



#### EHN Curators

Articles curated and summarized by the Environmental Health News' curation team. Some AI-based tools helped produce this text, with human oversight, fact checking and editing.



# Air pollution may increase risk of a child developing autism

Pollutants a pregnant woman is exposed to may influence fetal brain development.

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Researchers have discovered air pollution could increase a child's risk of developing autism spectrum disorder (ASD). Specifically, a new study reveals a pregnant woman's exposure to common air pollutants could have a drastic effect on her fetus' brain

(<https://bm.genomicpress.com/wp-content/uploads/2024/11/BM0115-Amal-2024.pdf>) during critical development periods.

"Different kinds of neurological disorders, including autism spectrum disorder, can be associated with [pollutants]," explained Professor Haitham Amal (<https://nano.huji.ac.il/people/amal-haitham>), senior author of the study.

"The timing of exposure appears crucial, with heightened vulnerability during prenatal development."

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## Anxiety: Worry Window



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The research, published in *Brain Medicine*, suggests ultra-small pollutants known as 'fine particulate matter' and nitrogen oxides (NO) impact a young [brain \(https://www.sciencefocus.com/the-human-body/human-brain\)](https://www.sciencefocus.com/the-human-body/human-brain) the most. While some of these pollutants are naturally occurring in the atmosphere, they also come from [transport and fossil fuels \(https://www.gov.uk/government/statistics/air-quality-statistics/nitrogen-dioxide\)](https://www.gov.uk/government/statistics/air-quality-statistics/nitrogen-dioxide).

Researchers argue these findings seem to be especially relevant to individuals with a genetic predisposition for autism. That's to say, people whose genes indicate they are more likely to develop the

messages between nerves, chemical reactions and the hormone system.

Around 1-1.5 per cent of the global population has autism spectrum disorder. Outside of this study, scientists are yet to conclude what causes autism. Experts theorise various genes may play a factor in the condition (<https://www.nature.com/articles/s41591-023-02408-2>), but some evidence suggests environmental factors may play a role.

The researchers hope their findings will encourage health professionals to take protective steps for pregnant women living in areas with high pollution.

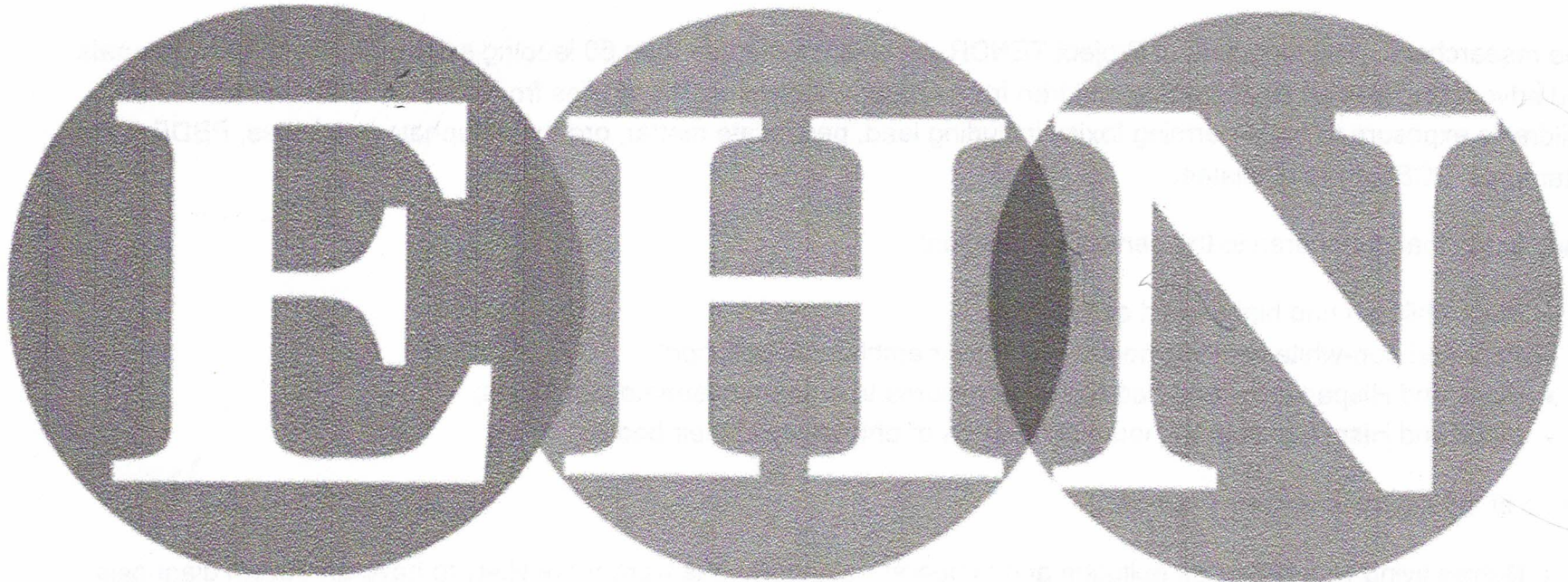
**Read more:**

- Autism could soon be detected in your poop. Here's why (<https://www.sciencefocus.com/the-human-body/gut-microbiome-diagnose-autism>)

# Black, Hispanic and poor children are more exposed to pollution that ends up harming their brains

[ehp.org/children-pollution-brain-development-2665741800.html](https://ehp.org/children-pollution-brain-development-2665741800.html)

September 27, 2023



Black, Hispanic and low-income children are more exposed to toxics like air pollution and lead — and this disparate exposure is linked to autism, lower IQ scores and worse memory, according to a new scientific review of more than 200 studies.

The review, published today in *Environmental Health Perspectives*, found that scientists often study how race or income are linked to pollution exposure — and repeatedly find that people of color and lower income families are more exposed — but often fail to examine how race or income level interacts with these exposures. When they do look into these interactions, they find poor kids and children of color are more likely to experience problems with learning, attention and behavior.

“As a result of discriminatory practices and policies, families with low incomes and families of color are currently and historically disproportionately exposed to chemicals without their knowledge or consent where they live, work, play, pray and learn,” co-lead author Devon C. Payne-Sturges, Project TENDR member and associate professor at the University of Maryland School of Public Health, said in a statement. “Their neighborhoods are more likely to be located near factories, chemical plants, superfund sites, highways and more vehicle traffic, or by agricultural fields where pesticides are applied.”

The researchers — all members of Project TENDR, an alliance of more than 50 leading scientists, health professionals and advocates focused on protecting children from toxics — looked at 218 studies from 1974 to 2022 that examined children’s exposure to brain-harming toxics including lead, particulate matter, organophosphate pesticides, PBDE flame retardants, PCBs and phthalates.

They found that, compared to the general population:

- Black children had higher lead exposures
- Poor and non-white neighborhoods had higher ambient air pollution
- Black and Hispanic children had higher exposures to organophosphate pesticides;
- Black and Hispanic mothers had higher levels of phthalates in their bodies.

Some of the key downstream impacts:

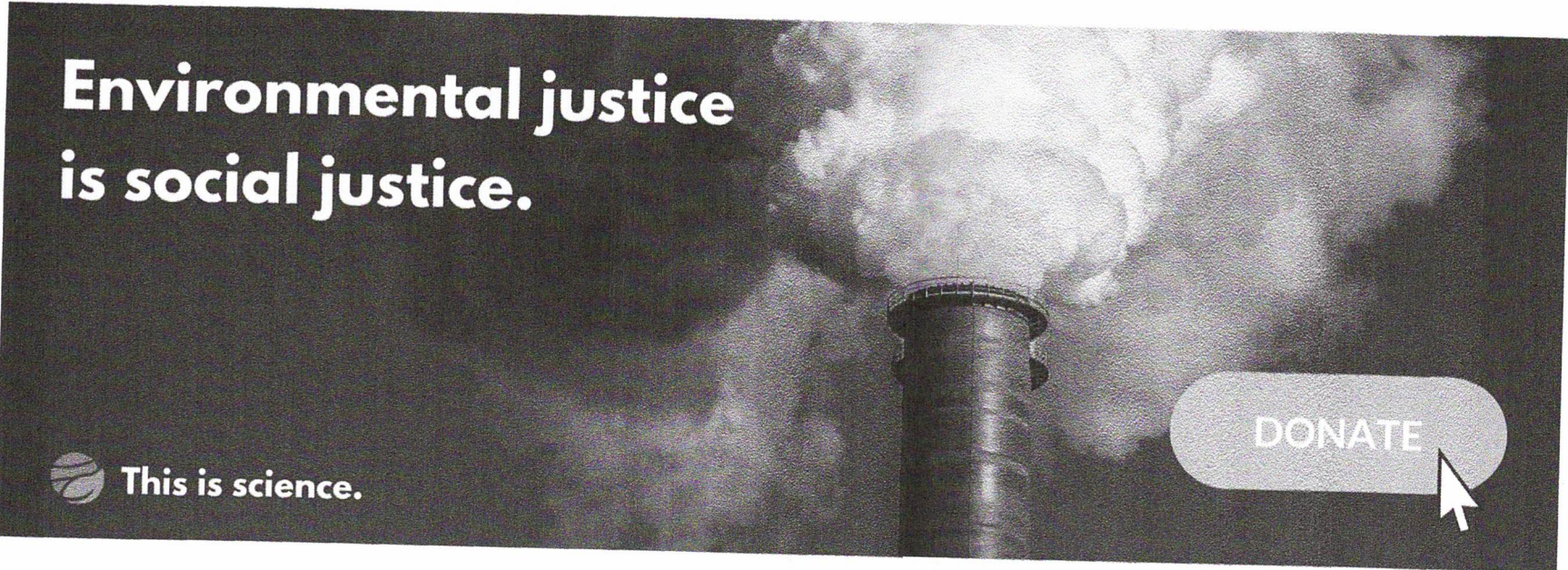
- Babies living with higher air pollution and in poorer neighborhoods were more likely to have an autism diagnosis and lower IQ scores
- Children that had lead exposure and were from low-income homes had worsened cognitive function
- Black and Hispanic boys that were exposed to prenatal stress and then air pollution had worse memory scores

“We need more stringent environmental standards to address pollution that is disproportionately impacting low-income communities and communities of color,” co-lead author Tanya Khemet Taiwo, Project TENDR member and Bastyr University Midwifery Department assistant professor, said in a statement. “But, it’s just as important that we find a way to improve the unjust systems and social policies that create harmful conditions in the first place.”


The authors call for more studies that follow the downstream impacts of kids' toxic exposure, more research specifically looking at Indigenous and Asian American children and more action from the federal government in protecting kids' brains.

The Food and Drug Administration and the Environmental Protection Agency "can act now — not later — to protect families from neurotoxic chemicals by banning phthalates from food contact materials; eliminating lead from residential environments, aviation gas, and children's foods; ending the use of organophosphate pesticides and setting air pollution standards to protect child brain development," said Dr. Payne-Sturges, who was a policy specialist at the EPA for 12 years.

See the full study here.



**Environmental justice  
is social justice.**

 **This is science.**

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13 November 2024

Rob Fitzroy, Executive Officer, San Luis Obispo LAFCO

Re: Dana Preserve Nipomo Mesa Manzanita

Dear Mr. Fitzroy:

This letter is to address recently raised concerns about the potential of a newly described species of manzanita, genus *Arctostaphylos*, occurring on the Dana Preserve property, which is has been approved for development by the County of San Luis Obispo followed CEQA review and certification of the project Final Environmental Impact Report (FEIR).

Althouse and Meade, Inc. (A&M), performed biological surveys of the project site over several years and found several special-status species onsite, including the Sand Mesa Manzanita (*Arctostaphylos rudis*). Based on the proposed development of the site, A&M determined that there would be a significant impact on the Sand Mesa Manzanita, and other rare plants, and proposed onsite and offsite mitigation to reduce the significant impacts to this plant to a less-than-significant level, which is described in detail in the FEIR.

Subsequently, botanists associated with the California Native Plant Society (CNPS) have proposed, based on unpublished DNA research, that the *Arctostaphylos rudis* on the Dana Preserve is actually an undescribed species, which is rarer than *A. rudis*. If this is true, this is exciting for botanists. At this point, no evidence has been presented except William Waycott's letter of 11 November 2024 about a new species of *Arctostaphylos*. Knowing Dr. Waycott and other manzanita researchers, I do not doubt their preliminary findings that a new species of *Arctostaphylos* occurs on the Nipomo Mesa and that those plants on the Dana Preserve may in fact be this new taxon. Regardless, the FEIR requires mitigation of the impacts to the rare *Arctostaphylos* onsite, irrespective of its final identity; therefore, assuming the mitigation implemented is successful, the population of *Arctostaphylos* onsite will be mitigated onsite and offsite and additional CEQA review is not required to ensure this project-related impact is mitigated to a less-than significant level.

Sincerely,

David L. Magney  
Principal Biologist  
CNPS Certified Consulting Botanist #0001  
ISA Certified Arborist #WE-7674A

cc: Andrew Fogg, Esq., Cox Castle, Nick Tompkins

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# MEMORANDUM

<b>Date:</b> November 14, 2024	
<b>To:</b> LAFCO	<b>Organization:</b> LAFCO
<b>From:</b> Matt Ottoson	<b>Title:</b> Principal Planner
<b>Project Name:</b> Dana Reserve Specific Plan and VTM	<b>Project Number:</b> 0998-02
<b>Topic:</b> RE: NCSD UWMP Table 3-3 and SLO County Housing Element Sites Inventory	

The following memorandum provides a comparison of the San Luis Obispo County 6<sup>th</sup> Cycle Housing Element Sites Inventory for properties within Nipomo versus the Nipomo Community Services District's (NCSD) Urban Water Management Plan Table 3-3, which identifies land uses not currently served by the NCSD.

The San Luis Obispo County 6<sup>th</sup> Cycle Housing Element Sites Inventory only identifies vacant sites necessary to fulfill the County's Regional Housing Needs Assessment (RHNA) requirements, not all vacant parcels that allow for residential development within Nipomo. While there are minor discrepancies between the San Luis Obispo County 6<sup>th</sup> Cycle Housing Element Sites Inventory NCSD's Urban Water Management Plan Table 3-3, the discrepancies are related to the inclusion of parcels outside the NCSD's current service boundary (refer to attached San Luis Obispo County 6<sup>th</sup> Cycle Housing Element Nipomo Vacant Sites Inventory map).

## SLO County 6<sup>th</sup> Cycle Housing Element Sites Inventory Information

Land Use	Very Low/Low Category Parcels	Moderate Category Parcels	Above Moderate Category Parcels	Total Acres by Land Use	Maximum Unit Potential	Realistic Unit Potential
Commercial Retail (CR)	17	4		41.69	1,584	740
Residential Multi-Family (RMF)	5	7		26.07	898	444
Rural Residential (RR)			3	14.53	5	3
Residential Single Family (RSF)			65	48.03	338	264
<b>TOTALS</b>	<b>23</b>	<b>11</b>	<b>68</b>		<b>2,825</b>	<b>1,451</b>



**NCSU Urban Water Management Plan Table 3-3**

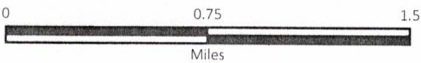
<b>Table 3-3: Land Uses Not Currently Served by the District</b>			
<b>Land Use Category</b>	<b>Number of Parcels</b>	<b>Gross Land Acres</b>	<b>Percent of Total</b>
Agriculture	1	6	1%
Commercial Retail	52	40	6%
Commercial Retail / Office Professional	2	10	2%
Commercial Retail / Residential Multi Family	2	12	2%
Commercial Service	5	19	3%
Commercial Service / Commercial Retail	2	9	1%
Office Professional	10	3	0%
Public Facility	1	1	0%
Recreation	4	9	1%
Residential Multi Family	14	9	1%
Residential Rural	69	431	67%
Residential Suburban	37	52	8%
Residential Single Family	60	43	7%
<b>Total</b>	<b>259</b>	<b>646</b>	<b>100%</b>

Land Use	Very Low Category Parcels	Moderate Category Parcels	Above Moderate Category Parcels	Total Acres by Land Use	Maximum Unit Potential	Residential Units
Commercial (CR)	17	4		41.69	1,284	740
Residential Multi Family (RMF)	3	7		26.07	898	414
Rural Residential (RR)			3	14.23	2	3
Residential Single Family (RSF)			62	46.03	336	364
<b>TOTALS</b>	<b>20</b>	<b>11</b>	<b>68</b>		<b>2,828</b>	<b>1,481</b>



not in NCSD Service Area Boundary.

not in NCSD Service Area Boundary.



--- Community Boundary Line

**Vacant Sites Inventory**

-  Commercial Retail
-  Residential Multi-family
-  Rural Residential
-  Residential Single Family

