

San Luis Obispo County LAFCO,

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

I am writing to express my concern regarding the Proposed Dana Reserve Project, a housing development project that will build over 1,289 houses on 288 acres of natural habitat and contribute to significant urban sprawl on the westside of Nipomo.

The Draft Environmental Impact Report (DEIR), determined there are 6 Significant Class 1 Impacts that cannot be mitigated by the developer along with many other additional impacts. The impacts that concerns me most are checked below:

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| <input checked="" type="checkbox"/> Small commercial component | <input checked="" type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other _____ |

My comments on the project are detailed below:

unacceptable environmental impact!
need to reorganize and work
within established parameters

The limited social and economic benefits of the Dana Reserve Project will not outweigh the many significant impacts of the project. As a citizen of Nipomo, I ask that this project be denied until revised to such an extent that the impacts of the development are greatly decreased. We owe it to Nipomo to present a project that does not significantly decrease the quality of life for existing residents and retains the natural beauty of the land given to Captain Dana in 1837.

DATE: 3-8-23 SIGNED: Loretta Coulter
Email: coulter929@gmail Phone: _____
Address: 291 S. Tejas Pl. Nipomo

Dear *Local Agency Formation Commission*,

This letter addresses concerns with the Dana Reserve Project.

Though there is a need for "affordable housing" in our SLO county, the Dana Reserve Project is not the answer to this need in its present form.

The coastal oak woodlands, according to the EIR draft, provides important native habitat for plants and wildlife, and contributes significantly to the Nipomo region's overall biological diversity. This Dana Reserve Project would destroy not just thousands of oaks, but an entire ecosystem. Oak trees are among the most efficient carbon absorbing trees. Six mature oaks can sequester 1 ton of CO2 per year, according to The California Oak Foundation, quoted by The Tribune's editorial contributor Andrew Christie.

He goes on to report that removing 3,749 oak trees as proposed would contribute significantly to both global warming and loss of habitat.

Christie also states that "The Burton Mesa Chaparral Avoidance Alternative" would substantially avoid and reduce impacts to biological resources, and as a result reduce air pollutant and Green House Gas emissions, and improve project consistency with applicable plans and policies. This alternative provides a range of housing in a different ratio than the original plans. Single-family units would be reduced from 831 to 111, and multi-family units would increase from 458 units to 704 and the alternative needs to be considered in modifying the existing plans.

The inclusion of a small percentage of affordable housing in the proposed project does not override the impact of it to the environment. Please consider the Burton Mesa Chaparral Avoidance Alternative.

Sincerely,

L. Manosav

Lorraine Manosav
lmanosav@yahoo.com
828 Inga Rd
Nipomo, CA 93444

LAFCO

1042 Pacific St. #A

San Luis Obispo, CA 93401

Dear LAFCO,

I am a resident of Nipomo, and will be living close to the proposed project "Dana Reserve."

Here are my concerns:

1. Housing density- Changing land zoning from rural residential to single family and multi-family residential. There are concerns from myself and neighbors adjacent to this project that have ranches with livestock, roosters, and chickens, etc. so close to this development.
2. Land planning- Many of the project plans are out of alignment with the South County Area Plan. The preservation of oak trees and open space uses was to be the first priority. If we consider alternatives, Alternative 3 is the most beneficial, and reduces the overall impact for the oak woodlands.
3. Biological impacts-Over 3,900 oak trees would be removed, federally endangered species, and special habitats removed, as indicated in the draft EIR. This will undermine the existing Oak Tree Ordinance for all future developments to come.
4. Water- Although NCS D has assured water should be adequate for this project, and the current drought situation is not a concern right now for California, we are looking forward to the possibility that water reliability for the future supply to this project may be a concern.
5. Transportation- All amenities for Nipomo are accessed by way of Teft Street. The Nipomo Swap Meet on North Frontage and Mary Street causes huge backups on Sundays. Although plans are for the Frontage Rd to be connected to Willow Rd, there are no additional improvements planned for this area. The additional 4,000 plus people travelling to businesses or the freeway will just add to the congestion already evident. The Highway 101 will be impacted as well, with people commuting north or south for jobs or services.
6. Schools- The EIR states that Nipomo High School is already at capacity, and buildout of the Specific Plan Area would further impact this community. D. Lange Elementary doesn't have the capacity to accommodate the student increase expected if the Dana Reserve Project goes through, and most likely students would be shifted to Nipomo Elementary which would contribute to more traffic and congestion of Teft Street.

The conditions of this project do not benefit Nipomo as proposed. These project concerns listed above are voiced by the majority of Nipomo's residents. Just consider postponing any decisions until these concerns are fully addressed.

Sincerely,

Lorraine Manosav
Lorraine Manosav
lmanosav@yahoo.com

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Nipomo, CA 93444

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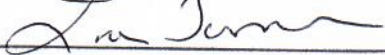
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| <input type="checkbox"/> Noise | <input type="checkbox"/> Other _____ |

My comments on the project are detailed below:

You are trying to increase our population
in Nipomo to way more than we can deal
with !!

The limited social and economic benefits of the Dana Reserve Project will not outweigh the many significant impacts of the project. As a citizen of Nipomo, I ask that this project be denied until revised to such an extent that the impacts of the development are greatly decreased. We owe it to Nipomo to present a project that does not significantly decrease the quality of life for existing residents and retains the natural beauty of the land given to Captain Dana in 1837.

DATE: 4/26/23 SIGNED: 

Email: lyplane@Charter.net Phone: 805-929-1826

Address: 261 Calle del Sol Nipomo

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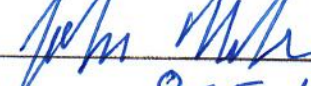
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| <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Other <u>Loss of Open Space</u> |

My comments on the project are detailed below:

I DO NOT approve of this project

The limited social and economic benefits of the Dana Reserve Project will not outweigh the many significant impacts of the project. As a citizen of Nipomo, I ask that this project be denied until revised to such an extent that the impacts of the development are greatly decreased. We owe it to Nipomo to present a project that does not significantly decrease the quality of life for existing residents and retains the natural beauty of the land given to Captain Dana in 1837.

DATE: 5-23-2023 SIGNED: 

Email: johnmoule@earthlink.net Phone: 805 478-8786

Address: _____

John Moule
410 Nopal Way
Nipomo CA 93444

San Luis Obispo County LAFCO,

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

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My comments on the project are detailed below:

This proposed development in NO way does anything to "RESERVE" Nipomo. Alternately, this development would ruin a lot of Nipomo.

The limited social and economic benefits of the Dana Reserve Project will not outweigh the many significant impacts of the project. As a citizen of Nipomo, I ask that this project be denied until revised to such an extent that the impacts of the development are greatly decreased. We owe it to Nipomo to present a project that does not significantly decrease the quality of life for existing residents and retains the natural beauty of the land given to Captain Dana in 1837.

DATE: 03-06-23 SIGNED: Robert Rubin

Email: dogstlaw@gmail.com Phone: _____

Address: 534 Briarwood Ln Nipomo 93444