

9.5 PUBLIC COMMENT LETTERS AND RESPONSES

The following members of the public have submitted comments on the Draft EIR.

Table 9.5-1. Public Comments

Respondent	Code	Contact Information	Page
Denise Barilla Letter dated: 06/18/2022	DBa	goodpasta2@gmail.com	9.5-9
Alison Martinez Letter dated: 06/20/2022	AM	ajaymum@charter.net	9.5-12
Jose Martinez Letter dated: 06/20/2022	JM	infantry1sgt@gmail.com	9.5-13
Jeff Edwards Letter dated: 06/22/2022	JEd	jhedwardscompany@gmail.com	9.5-15
Gregg Reimers, PE Letter dated: 06/25/2022	GRe	556 Charro Way Nipomo, CA 93444 greim416@gmail.com	9.5-17
Judd King Letter dated: 07/10/2022	JK	Atascadero jkingesp@gmail.com	9.5-26
Sue Shaleen Letter dated: 07/12/2022	SSh(1)	suequilting@gmail.com	9.5-31
Alexander Glotov Letter dated: 07/13/2022	AG	750 Sandydale Dr Nipomo, CA 93444 1344 N Martel Ave, #302 Los Angeles, CA 90046 alexvita@gmail.com	9.5-33
Stacy Letter dated: 07/13/2022	St	katherineanddogs@gmail.com	9.5-45
BC Prewett Letter dated: 07/14/2022	BCP	bcprewett@gmail.com	9.5-47
Beth Ralston Letter dated: 07/14/2022	BR	mesagirl@verizon.net	9.5-49
Danna Weidner Letter dated: 07/14/2022	DMW	1551 Cielo Lane Nipomo, California 93444	9.5-53
Dan Doberstein Letter dated: 07/16/2022	DaDo	dandober@yahoo.com	9.5-55
Deanna Talerico Letter dated: 07/16/2022	DT	scdeannad@hotmail.com	9.5-57
Pam Howard Letter dated: 07/19/2022	PH	210 Brunos Ct. Nipomo, CA 93444	9.5-59
Lawrence E. Cools Letter dated: 07/20/2022	LEC	2coolsaints@att.net	9.5-62
Margaret Cools Letter dated: 07/20/2022	MC	2coolsaints@att.net	9.5-64
Matt Kobliska Letter dated: 07/20/2022	MK	855 Ten Oaks Way Nipomo, CA 93444	9.5-66

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Respondent	Code	Contact Information	Page
Chris Santala Letter dated: 07/20/2022i	CSa	chris.santala@gmail.com	9.5-68
Elizabeth Scroggs Letter dated: 07/21/2022	ES	b-scroggs@msn.com	9.5-70
Nancy Damron Letter dated: 07/22/2022	NDa	nancylee1313@yahoo.com	9.5-72
Cheryl Eastman Letter dated: 07/22/2022	CE	tuppercheryl@gmail.com	9.5-74
Rachael Hazen Letter dated: 07/22/2022	RH	1347 Black Sage Circle Nipomo, CA 93444	9.5-76
Samantha Myers Letter dated: 07/22/2022	SM	spoblitz@gmail.com	9.5-78
Gail Roberts Letter dated: 07/22/2022	Gro	gatroberts@gmail.com	9.5-80
Deah Rudd Letter dated: 07/22/2022	DRu	deahrudd@att.net	9.5-82
Julie Tacker Letter dated: 07/22/2022	JuT	P.O. Box 6604 Los Osos, CA 93412	9.5-84
Mike Watson Letter dated: 07/22/2022	MW	mikewatson827@yahoo.com	9.5-87
Milly Bruno Letter dated: 07/23/2022	MB	1020 La Serenata Way Nipomo, CA 93444 jomibru@att.net	9.5-89
Susan Nanas Calvert Letter dated: 07/23/2022	SNC	snanascpa@aol.com	9.5-91
Christine Freytag Letter dated: 07/24/2022	CF	519 Charro Nipomo, CA 93444 christine.freytag@caci.com	9.5-93
Kelly Kephart Letter dated: 07/24/2022	KK	mountainviolet@gmail.com	9.5-95
Toni Destro Letter dated: 07/25/2022	TD	tdestro@earthlink.net	9.5-103
Nicole Duran Letter dated: 07/25/2022	NDu	4nduran@gmail.com	9.5-105
Jeff Ellis Letter dated: 07/25/2022	JEI	536 Pomeroy Road Nipomo CA 93444 katie.e@sbcglobal.net	9.5-107
Kathryn Ellis Letter dated: 07/25/2022	KE	536 Pomeroy Road Nipomo CA 93444 katie.e@sbcglobal.net	9.5-111
Joyce Hartwig Letter dated: 07/25/22	JoH	hartwighome@att.net	9.5-115
Melissa and Jack Peterson Letter dated: 07/25/2022	MJP	850 Sandydale Drive Nipomo CA 93444 mjssap@live.com K6dmm@live.com	9.5-118

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Sue Shaleen Letter dated: 07/25/2022	SSh(2)	suequilting@gmail.com	9.5-120
Betty Sleeth Letter dated: 07/25/2022	BSI	bettsleeth@me.com	9.5-122
Greg and Pamela Sturgeon Letter dated: 07/25/2022	GPS	blue-skies@charter.net	9.5-125
Kathryn Aurand and Nathan Schleifer Letter dated: 07/26/2022	KANS	eddie@tolife.email	9.5-128
Diane Dolden Letter dated: 07/26/2022	DiDo	dianedolden@gmail.com	9.5-130
Elaine Von Achen Letter dated: 07/26/2022	EVA	elainevonachen@hotmail.com	9.5-132
J Ahler Letter dated: 07/27/2022	JA	ilmahler1947@gmail.com	9.5-134
David Biklen Letter dated: 07/27/2022	DBi	davidbiklen@yahoo.com	9.5-136
Susan Duran Letter dated: 07/27/2022	SD	943 Division Nipomo, CA 93444 togfrog@aol.com	9.5-138
Darcia Foose Letter dated: 07/27/2022	DaF	76darcia@gmail.com	9.5-140
Richard Foose Letter dated: 07/27/2022	RF	coolpainterdad@gmail.com	9.5-142
Sandy Garcia Letter dated: 07/27/2022	SG	718 January St Nipomo, CA 93444 sgarcia.skg@gmail.com	9.5-144
B.K. Richard Letter dated: 07/27/2022	BKR	(contact information not provided)	9.5-146
Carol Scalisi Letter dated: 07/27/2022	CSc	scalisi.carol@gmail.com	9.5-152
Linda Shelby Letter dated: 07/27/2022	LSh	1782 Trilogy Nipomo, CA 93444 lshelby805@gmail.com	9.5-154
Flora Arguilla, MBA Letter dated: 07/28/2022	FA	abiarquilla@me.com	9.5-156
Sharon Ashworth Letter dated: 07/28/2022	SA	leklein@aol.com	9.5-158
Wanda Cook Letter dated: 07/28/2022	WC	1994 Northwood Road Nipomo, CA 93444 wicook12@hotmail.com	9.5-160
Jim and Peggy Cox Letter dated: 07/28/2022	JPC	720 Black Oak Lane Nipomo, CA 93444 jimpeg65@att.net	9.5-162
Nancy Ellison Letter dated: 07/28/2022	NE	gardenrose@nwlink.com	9.5-166

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Lori Manosar Letter dated: 07/28/2022	LM	828 Inga Road Nipomo, CA 93444 lmanosar@yahoo.com	9.5-169
George and Lori Mendez Letter dated: 07/28/2022	GLM	515 Tejas Place Nipomo, CA 93444 mendezlv@aol.com	9.5-171
Andrea Wagner Letter dated: 07/28/2022	AW	andreacarvel@yahoo.com	9.5-173
Steve Yamaichi Letter dated: 07/28/2022	SY	yamafam@att.net	9.5-175
Denver Foose Letter dated: 07/29/2022	DenvF	denverfoose@gmail.com	9.5-178
Erica Foose Letter dated: 07/29/2022	EF	ericadubois@yahoo.com	9.5-180
Jason Hart Letter dated: 07/29/2022	JaH	170 West Grand Avenue, Suite 203 Grover Beach, CA 93433 jason@hartcre.com	9.5-182
Brock Lyster Letter dated: 07/29/2022	BL	612 Sandydale Drive Nipomo, CA 93444 brocklyster@mac.com	9.5-184
Marci Lyster Letter dated: 07/29/2022	ML	612 Sandydale Drive Nipomo, CA 93444 marcilyster@mac.com	9.5-186
Sylvi Lyster Letter dated: 07/29/2022	SL	612 Sandydale Drive Nipomo, CA 93444 sylvilyster@mac.com	9.5-188
Chris and Leslie Mehigan Letter dated: 07/29/2022	CLM	880 Chata Street Nipomo, CA 93444 lesliehorton3@hotmail.com	9.5-190
Maureen Murphy Letter dated: 07/29/2022	MMu	momurphy22@gmail.com	9.5-192
Short Letter dated: 07/29/2022	S(1)	536 Charro Way Nipomo, CA 93444	9.5-194
Short Letter dated: 07/29/2022	S(2)	536 Charro Way Nipomo, CA 93444	9.5-196
Lisa Swiontek Letter dated: 07/29/2022	LSw	1445 Grand Avenue, Suite H Grover Beach, CA 93433 team@mojotermite.com	9.5-198
Jim Taber Letter dated: 07/29/2022	JiT	james.michael.taber@gmail.com	9.5-201
Rebecca Williams Letter dated: 07/29/2022	RW	534 Briarwood Lane Nipomo CA 93444 dogslaw@gmail.com	9.5-203
Linda Clarke Letter dated: 07/30/2022	LC	825 Inga Road Nipomo, CA 93444	9.5-206
Heidi Ellis Letter dated: 07/30/2022	HE	team-e@pacbell.net	9.5-208

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Respondent	Code	Contact Information	Page
Dena Foose Letter dated: 07/29/2022	DenaF	denafoose@yahoo.com	9.5-210
Eric Greening Letter dated: 07/30/2022	EG	dancinnngsilverowl@gmail.com	9.5-213
Kitt and Nora Jena Letter dated: 07/30/2022	KNJ	Nipomo, CA hoofmessages@gmail.com	9.5-216
Mark Mesesan Letter dated: 07/30/2022	MMe	873 Via Seco Nipomo, CA 93444 markmesesan@hotmail.com	9.5-218
David Paschke Letter dated: 07/30/2022	DP	twinsfan528@gmail.com	9.5-220
David Richards Letter dated: 07/30/2022	DRi	449 N Thompson Avenue Nipomo, CA 93444 drwa6aiw@gmail.com	9.5-222
Holly Sletteland Letter dated: 07/30/2022	HS	4849 See Ranch Lane Templeton, CA 93465	9.5-224
Stephanie Statom Letter dated: 07/30/2022	SSt	stephaniestatom@yahoo.com	9.5-229
Jessica Wallace Letter dated: 07/30/2022	JW	ladyseamyst@gmail.com	9.5-232
Laura Ahler Letter dated: 07/31/2022	LRA	jahler93@gmail.com	9.5-235
Dave and Sandy Christiansen Letter dated: 07/31/2022	DSC	Ten Oaks Way, Nipomo mrschristiansen2012@gmail.com	9.5-237
Jamie Cortez Letter dated: 07/31/2022	JC	ic40p@yahoo.com	9.5-241
Cherie Fitz-Gerald Letter dated: 07/31/2022	CFG	380 Rim Rock Road Nipomo, CA 93444 cherfts@outlook.com	9.5-243
Jose Gomez Letter dated: 07/31/2022	JG	jose_gomez_93444@yahoo.com	9.5-246
Brian and Brenda Hascall Letter dated: 07/31/2022	BBH	North Tejas Place, Nipomo bhascall@yahoo.com	9.5-248
Neil Havlik Letter dated: 07/31/2022	NHa	672 Serrano Drive, #11 San Luis Obispo, CA 93405	9.5-250
Nick Hernandez Letter dated: 07/31/2022	NHe	nickthequick805@outlook.com	9.5-255
Ryan Jones Letter dated: 07/31/2022	RJ	rjones93444@outlook.com	9.5-257
Herb Kandel Letter dated: 07/31/2022	HK(1)	776 Inga Road Nipomo, CA 93444 herbkandel@gmail.com	9.5-259
Ken Marschall Letter dated: 07/31/2022	KM	marschallken@gmail.com	9.5-263

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Cheryl McGuirk Letter dated: 07/31/2022	CMG	camcguirk@icloud.com	9.5-267
Dan and Alyssa Peterson Letter dated: 07/31/2022	DAP	781 Ridge Road Nipomo, CA 93444	9.5-269
Julie Pinozzotto Letter dated: 07/31/2022	JP	780 Amber Way Nipomo, CA 93444 pinozzottoj@yahoo.com	9.5-272
Natalie Rozier Letter dated: 07/31/2022	NR	natalierozier@gmail.com	9.5-274
Maria Sanchez Letter dated: 07/31/2022	MS	m_sanchez_805_ca@outlook.com	9.5-277
Debra Sauerbier Letter dated: 07/31/2022	DSa	670 Del Sol Street Arroyo Grande, CA 93420 surfblue@charter.net	9.5-279
Brian Sawyer Letter dated: 07/31/2022	BSa	622 Cherokee Place Nipomo, CA 93444 sawyer.brian@gmail.com	9.5-281
Chris Smith Letter dated: 07/31/2022	CSm	nipomobro@outlook.com	9.5-284
Tom Smith Letter dated: 07/31/2022	TS	tscp2000b@yahoo.com	9.5-286
Dan Stocks Letter dated: 07/31/2022	DaSt	danstocks@charter.net	9.5-288
Debra Stoner Letter dated: 07/31/2022	DeSt	dstoner@apaleagues.com	9.5-291
Brian Thompson Letter dated: 07/31/2022	BT	calpoly1_1997@outlook.com	9.5-293
Mary Van Ryn Letter dated: 07/31/2022	MVR	maryvanryn@yahoo.com	9.5-295
Cynthia Bodger Letter dated: 08/01/2022	CB	theabodger@gmail.com	9.5-297
Kevin Buchanan, Lead Organizer SLO County YIMBY Letter dated: 08/01/2022	YIMBY	kevaustinbuch@gmail.com	9.5-301
Cheryl Carlsen Letter dated: 08/01/2022	CC	714 Glenhaven Place cheryl92708@yahoo.com	9.5-304
Kenneth Dalebout Letter dated: 08/01/2022	KD	kenneth.dalebout@dignityhealth.org	9.5-306
Ruth Danielson Letter dated: 08/01/2022	RD	rdanielson@msmarketintel.com	9.5-309
Diana Daugherty Letter dated: 08/01/2022	DDa	djd46@msn.com	9.5-310
Joshua Erdman Letter dated: 08/01/2022	JEr	josh@gettorchlight.com	9.5-312

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Lou Anne and Clyde George Letter dated: 08/01/2022	LACG	490 Lantana Street Nipomo, CA 93444 l.lockwood@sbcglobal.net		9.5-314
Lila Henry Letter dated: 08/01/2022	LH	henrylila42@yahoo.com		9.5-316
Dolores Howard Letter dated: 08/01/2022	DH	lefortsorganiccrops@gmail.com		9.5-319
Herb Kandel Letter dated: 08/01/2022	HK(2)	776 Inga Road Nipomo, CA 93444 herbkandel@gmail.com		9.5-324
Nathan Schleifer Letter dated: 08/01/2022	NS	nathan@tolife.email		9.5-327
Eva Ulz Letter dated: 08/01/2022	EUI	1124 Nipomo Street, Suite C San Luis Obispo, CA 93401		9.5-330
Eric Urbain Letter dated: 08/01/2022	EUr	ericu35120@gmail.com		9.5-338
Valerie Vaz Letter dated: 08/01/2022	VV	valvaz100@gmail.com		9.5-341
Kimberley and Darrell Victor Letter dated: 08/01/2022	KDV	665 Sequoia Lane Nipomo, CA 93444 victors2000@att.net		9.5-343
Paula Browne Letter dated: 08/01/2022	PB	765 Glenhaven Place Nipomo CA 93444		9.5-345
Alfred Holzheu, President California Fresh Market Letter dated: [undated]	CFM	2886 Mission Drive Solvang CA 93463 771 E Foothill Blvd San Luis Obispo, CA 93405	555 Five Cities Drive Pismo Beach CA 93449	9.5-347
John Joyce Letter dated: [undated]	JJ	jbjoyce@yahoo.com		9.5-349
Timothy O'Brien Letter dated: [undated]	TOB	510 Briarwood Lane Nipomo, CA 93444 myuzuu@gmail.com		9.5-358
Dustin and Jennifer Rhoades Letter dated: [undated]	DJR	532 Briarwood Lane Nipomo, CA 93444		9.5-361
Maria Diets-Stover Letter dated: [undated]	MDS	556 Riviera Circle Nipomo, CA 93444		9.5-364
Dan Woodson Letter dated: [undated]	DW	(contact information not provided)		9.5-366
Eric Lykens Letter dated: 08/03/2023	EL	886 Hetrick Avenue Nipomo, CA 93444		9-369

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9.5.1 Denise Barilla

[EXT]Dana Reserve Plan

D B <goodpasta2@gmail.com>

Sat 6/18/2022 7:39 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Jennifer,

As a Nipomo resident, I am wondering what accommodations will be made in order to absorb the additional access/egress with regard to the Dana Reserve plan?

Thank you,

Denise Barilla

DBa-1

9.5.1.1 *Response to Letter from Denise Barilla*

Comment No.	Response
DBa-1	This comment raises concern regarding vehicle ingress and egress. Refer to JK-6, JK-7, and DMW-1, which addresses comments related to traffic congestion, hazards, and proposed roadway improvements.

9.5.2 Alison Martinez

[EXT]RE: Dana Reserve Draft Environmental Impact Report - comments

Alison Martinez <ajaymum@charter.net>

Mon 6/20/2022 1:10 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

To whom it may concern

I am writing with some comments regarding the Dana Reserve draft EIR just received via email. I live in the adjacent neighborhood on Glenhaven very close to Hetrick Road bordering the Dana Reserve project. Firstly, I would like to say that this project will significantly impact the local neighborhood not only with traffic increase through the neighborhood but with lighting and noise and will not blend into the current rural area.

The roads in our neighborhood are currently used as a short cut by traffic from Pomeroy to Willow rather than traffic staying on Pomeroy to the traffic signal and then onto Willow. Our street and is already impacted by trucks and school buses in violation of the weight restriction and other traffic. All traffic also ignores the stop sign at the intersection of Ten Oaks and Glenhaven and many traffic collisions have occurred there, and several vehicles have crashed into fences and ended up in yards during the night. Hetrick is only 20 ft. wide and posted 15 mph as there is a severe hairpin turn at the corner of Hetrick and Glenhaven place. In REC impact 2 of the draft, it states that there will be no increased use of the existing neighborhood however I disagree as it is estimated over 400-600 resident will be trying to exit the project each day, most onto Willow, controlled by only a stop sign, and then onward to access the freeway. This will inevitably cause backups through the project and housing so people will start using or continue using alternative existing route through our neighborhood. I believe the 20 ft wide Hetrick road with a very unsafe hairpin turn at Hetrick Road and Glenhaven should be closed to through traffic this would avoid the traffic increase in our neighborhood and allow residents to safely access the proposed amenities available in the project. Currently there are no sidewalks or bike lanes on Hetrick, Glenhaven or Ten Oaks (which was supposed to be added as stated in the traffic circulation long term goals for Hetrick)

I noted on the draft it states the lighting from the project will not significantly impact the existing area, not sure how that can be the case when building and lighting over 1200 homes and creating 2 lighted collector roads when currently there is no street lighting in the surrounding area or roads

Also, on the report is stated the aim is for the project to blend with the neighborhood however all the surrounding residence are on at least 1 acre lots, but the largest Dana Reserve lot is 7800 sq ft which is 8 houses per acre with the rest on smaller lots so this will no way blends into the area. There appears to be a better Alternative plan 5 in the EIR to creating a gradual transition along the fringe areas

I read on the EIR (AES impact 3) that there would be a visual screen put in place shielding the homes on the east side of the project from the 101 freeway. I do believe a visual screen, possible leaving the existing oaks and grassland in place, should be established between the current neighborhood on Hetrick and this large residential project

WF impact 8 of the draft states there would be no risk of flooding however currently after a rain the water travel downhill adjacent to the project on Hetrick like a river and onto Glenhaven and even cuts through our yard causing significant flooding. We have call SLO county on this issue but are unwilling to change the grading or add drainage in the roadway

These above comments are just a few items that I noted from the draft but do know that many elderly neighbors agree with the issues stated above and are not in favor of the project but do not have the ability to use email. Last April, we as a neighborhood submitted a petition signed by over 30 neighbors who are against the project and asking for Hetrick to be closed to minimized traffic. This was sent to Public Works department and to the Board of Supervisors. I request to be kept apprised of any development or upcoming meetings and that my comment be noted and considered

Thank you
Alison Martinez
(805) 896 2075

AM-1

AM-2

AM-3

AM-4

AM-5

AM-6

AM-7

AM-8

9.5.2.1 Response to Letter from Alison Martinez

Comment No.	Response
AM-1	This comment raises concern regarding an increase in traffic, lighting, and noise, and neighborhood compatibility. Refer to JK-6, JK-7, and DMW-1, which addresses comments related to traffic congestion, hazards, and proposed roadway improvements and PH-1, which addresses comments related to neighborhood compatibility. As evaluated in Section 4.1, <i>Aesthetics</i> DRSP Design Guidelines include standards that address commercial, residential, and nonresidential outdoor lighting. The DRSP requires all lighting design and fixtures to be “dark-sky” compliant, consistent with the International Dark-Sky Association and/or County requirements. As evaluated in Section 4.13, <i>Noise</i> , A Noise Impact Study was prepared for the proposed project to determine impacts related to short- and long-term noise associated with the proposed project. Mitigation Measures N/mm-1.1 and N/mm-1.2 have been identified in the EIR to reduce short- and long-term increases in noise associated with the proposed project and ensure the project is consistent with the noise standards established in the County’s Land Use Ordinance.
AM-2	This comment raises concern regarding roadway hazards and vehicle congestion. Refer to JK-6, JK-7, and DMW-1, which address comments related to traffic congestion, hazards, and proposed roadway improvements, including pedestrian and bicycle facilities.
AM-3	This comment raises concern regarding pedestrian and bicycle facilities. Refer to JK-6, JK-7, and DMW-1, which address comments related to proposed roadway improvements, including pedestrian and bicycle facilities.
AM-4	This comment raises concern regarding an increase in lighting. As evaluated in Section 4.1, <i>Aesthetics</i> DRSP Design Guidelines include standards that address commercial, residential, and nonresidential outdoor lighting. The DRSP requires all lighting design and fixtures to be “dark-sky” compliant, consistent with the International Dark-Sky Association and/or County requirements. As this issue is addressed in the EIR, no revisions are necessary.
AM-5	This comment raises concern regarding neighborhood compatibility and suggests an alternative with a gradual transition along the fringe. Refer to PH-1, which addresses comments related to neighborhood compatibility and AG-3, which addresses comments related to the alternatives analysis.
AM-6	This comment expresses support for the proposed visual screen along US 101 and suggests leaving oaks in this area. As evaluated in Section 4.1, <i>Aesthetics</i> , the project has the potential to alter the existing visual character of the project site through new development, grading, and loss of oak trees. Therefore, Mitigation Measures AES/mm-3.1 and AES/mm-3.2 were identified to require a visual screen comprised of planted oak trees along US 101. As this issue is addressed in the EIR, no revisions are necessary.
AM-7	This comment raises concern regarding flooding within the project area. As evaluated in Section 4.10, <i>Hydrology and Water Quality</i> , the Specific Plan Area does not lie within any designated floodplains. Each phase of project development would require a comprehensive drainage plan to demonstrate stormwater runoff is conveyed in a non-erosive manner in accordance with the Regional Water Quality Control Board (RWQCB) stormwater requirements and County Public Improvement Standards. Therefore, the EIR determined that with adequate implementation and maintenance of Stormwater Pollution Prevention Plans (SWPPPs), erosion and stormwater control plans, and drainage plans that would be required for any future development within the Specific Plan Area, the proposed project would not substantially alter the drainage pattern beyond the construction footprint and would not alter off-site drainage patterns. As this issue is addressed in the EIR, no revisions are necessary.
AM-8	This comment requests that notice of future development and/or meetings is provided to the community. This comment does not require any revisions to the EIR.

9.5.3 Jose Martinez

[EXT]Dana Reserve Project Draft EIR

Joe Martinez <infantry1sgt@gmail.com>

Mon 6/20/2022 8:46 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

To whom it may concern,

I have read the report and I have some concerns regarding the draft EIR. This high-density housing project will no doubt have a significant impact on my neighborhood, yet the claims on the EIR clearly states that there will be no significant impact on the surrounding area.

JM-1

Let's start with traffic on Ten Oaks, Glenhaven, and Hetrick. With the addition of nearly 1300 new residences and only two commuter roads through the project going to Willow Road, I believe traffic will get backed up and residents will be searching for an alternate manner to get to Willow Rd which will be through my neighborhood. These roads cannot safely host the current traffic much less any increase, which I am sure will increase due to this project. Hetrick, Glenhaven and Ten Oaks have no sidewalks or bike paths and the dangerous roadway is too narrow to have room to add such safety features. An alternative would be to close the street at Glenhaven and Hetrick which would require traffic to stay on Pomeroy to reach Willow Rd. The increased population for nearly 1300 residences will greatly increase traffic and the safety of the residents in the surrounding area.

JM-2

Currently, Hetrick is bordered by 288 acres of open land filled with oak trees and grassland with great vistas and mountain views. Adjacent to this area are homes set on one acre lots. Placing nearly 1300 new residences on this beautiful land and eliminating a large number of mature oaks will cause much destruction to the neighborhood and surrounding area of Nipomo

JM-3

I could continue to comment about the many points in the EIR which claims there would be no significant impact on the surrounding community but if you lived in the neighborhood, you would acknowledge this is not a true statement. Obviously, no one has spoken to anyone in the neighborhood or come and visited the area with these things in mind. All neighbors are very upset and distressed about this project and will continue to express their concerns at any upcoming meetings. Please send me the Zoom link when it is available for the July 14 public study session.

JM-4

Regards,

Jose Martinez

9.5.3.1 Response to Letter from Jose Martinez

Comment No.	Response
JM-1	This comment raises concern regarding neighborhood compatibility. Refer to PH-1, which addresses comments related to neighborhood compatibility.
JM-2	This comment raises concern regarding roadway hazards and vehicle congestion. Refer to JK-6, JK-7, and DMW-1, which address comments related to traffic congestion, hazards, and proposed roadway improvements, including pedestrian and bicycle facilities.
JM-3	This comment raises concern regarding neighborhood compatibility and the loss of oaks at the project site. Refer to PH-1, which addresses comments related to neighborhood compatibility and MR-3, JK-4, and BR-1, which addresses comments related to loss of oaks.
JM-4	This comment raises concern regarding neighborhood compatibility and requests that the Public Study Session on July 14 th is made available to the community. Refer to PH-1, which addresses comments related to neighborhood compatibility. This comment does not require any revisions to the EIR.

9.5.4 Jeff Edwards

7/22/22, 5:55 AM

Gmail - Dana Reserve DEIR



Jeff Edwards <jhedwardscompany@gmail.com>

Dana Reserve DEIR

Jennifer Guetschow <jGuetschow@co.slo.ca.us>
To: "jhedwardscompany_gmail.com" <jhedwardscompany@gmail.com>

Thu, Jun 23, 2022 at 11:00 AM

Good morning,

Thank you for your email.

Please check the link again and let me know if you are not able to open it. If not, then please try this link:

[Draft Program Environmental Impact Report - County of San Luis Obispo \(ca.gov\)](#)

Thank you.

Jennifer

From: Jeff Edwards <jhedwardscompany@gmail.com>
Sent: Wednesday, June 22, 2022 7:58 AM
To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>
Subject: [EXT]Dana Reserve DEIR

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hello Jennifer,

I have tried to access the DEIR and am having trouble. Please send me a link. It is unclear if the current link is live and may not have been since June 16th.

Thanks,

Jeff

Julie Tacker
Administrative Assistant

J.H. Edwards Company
P.O. Box 6070
Los Osos, CA 93412
805.235.0873 - Jeff
805.235.8262 - Julie
805.528.3569 - Office

JEd-1

<https://mail.google.com/mail/u/0/?ik=81f501116f&view=pt&search=all&permmsgid=msg-f%3A1736449444059984103&dsq=1&siml=msg-f%3A17364...> 1/1

9.5.4.1 Response to Letter from Jeff Edwards

Comment No.	Response
JEd-1	This comment identifies an issue with the accessibility of the EIR on the County of San Luis Obispo's website, which was quickly remedied. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.5 Gregg Reimers, PE

[EXT]Comments: Dana Reserve Draft Environmental Impact Report - SWCA Project No. 64873

G Reimers <greim416@gmail.com>

Mon 7/25/2022 2:14 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

1 attachments (20 KB)

Dana Reserve EIR Comments.docx

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Please see attached for comments regarding the subject draft report. Upon review, my conclusion is that the draft Dana Reserve Specific Plan environmental impact report currently lacks sufficient detail and clarity to adequately demonstrate a "less than significant" impact on the affordability and sustainability of NCSD water to the existing community.

Thank you for the opportunity to review and comment.

Gregg Reimers, PE
556 Charro Way
Nipomo, CA 93444
805-610-5569

From: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

Sent: Thursday, June 16, 2022 8:30 AM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

Cc: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

Subject: Dana Reserve Draft Environmental Impact Report - Notice of Availability

Good morning,

*Please find attached the official **Notice of Availability for the Dana Reserve Draft Environmental Impact Report**. Please note, the public comment period closes on August 1, 2022. Thank you.*

*Jennifer Guetschow
Project Manager*

**NOTICE OF
AVAILABILITY**

DRAFT ENVIRONMENTAL IMPACT REPORT

WHO: County of San Luis Obispo Department of Planning and Building

WHAT: A Draft Environmental Impact Report (DEIR) for the *Dana Reserve Specific Plan (PLN-1118, SUB2020-00047, LRP2020-00007, ED21-094)* is complete and available for

GR-1

public review and comment. The document addresses the environmental impacts that may be associated with activities related to the adoption of the Dana Reserve Specific Plan (DRSP), including adoption of the Specific Plan, Conditional Use Permit for Oak Tree Removal and Grading/Impervious Surfaces, Vesting Tentative Tract Map (VTTM) 3159, Development Agreement, annexation into the Nipomo Community Services District's (NCSD) service area for provision of water and wastewater services, and a County-initiated General Plan Amendment to change the land use categories within the Specific Plan Area and reflect the proposed incorporation of the Specific Plan Area into the Nipomo Urban Reserve Line (URL). The *Dana Reserve Specific Plan* is a primarily residential project with a majority of the Specific Plan Area designated for residential uses, which would accommodate up to 1,289 single- and multi-family residential units. The DRSP would also allow for the future phased development of village and flex commercial uses (including a hotel, educational/training facilities, and retail/light industrial uses), open space, trails, and a public neighborhood park within the Specific Plan Area. State Clearinghouse #2021060558.

The Specific Plan Area is within the Residential Rural land use category on three adjoining parcels totaling approximately 288 acres, including Assessor's Parcel Numbers (APNs) 091-301-030, 091-301-031, and 091-301-073, and is adjacent to the northern boundary of the Nipomo Urban Reserve Line and NCSD service area. The project site evaluated in the EIR also includes offsite water, wastewater, and transportation improvement areas located within the vicinity of the Specific Plan Area.

WHERE: The DEIR is available for review or downloading on the Planning Department's web site at: <https://www.slocounty.ca.gov/Departments/Planning-Building/Grid-Items/Community-Engagement/Active-Planning-Projects/Dana-Reserve-Specific-Plan.aspx>. Copies of the DEIR, and all documents referenced in the DEIR, are also available for review at the County Department of Planning & Building, 976 Osos St., Rm 300, San Luis Obispo. Due to COVID-19 restrictions, it is recommended that you

contact the project manager (contact information below) to arrange for an appointment. A copy of the DEIR is also available for review at the Nipomo Library (see SLOLIBRARY.org for hours and COVID-19 requirements).

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the DEIR should email your comments or questions to: jGuetschow@co.slo.ca.us or submit a written statement directed to Jennifer Guetschow of the San Luis Obispo County Department of Planning and Building at 976 Osos St., Rm 300, San Luis Obispo, CA 93408. Comments must be received between **June 16, 2022** and **August 1, 2022**.

If you need more information about this project, please contact Jennifer Guetschow at (805) 788-2352.

ENVIRONMENTAL IMPACTS:

GRe-1
(cont'd)

The EIR focuses on the following issues: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

Per CEQA Section 15087(c)(6), based on a search of the California Department of Toxic Substance Control's EnviroStor database, the State Water Resources Control Board's GeoTracker database, and CalEPA's Cortese List website, there is one open cleanup program site located within the offsite water system improvement area near the Tefft and Carrillo Streets intersection.

<https://geotracker.waterboards.ca.gov/>.

PUBLIC STUDY SESSION

The project will be presented at a public study session before the San Luis Obispo County Planning Commission on July 14, 2022, beginning at 9:00 a.m. Planning Commission meetings are currently being held virtually. For information on how to attend virtually (via Zoom platform), refer to the agenda on the Planning Commission Meetings website:

<https://www.slocounty.ca.gov/Departments/Planning-Building/Grid-Items/Meetings.-Hearings.-Agendas.-and-Minutes/Planning-Commission-Meetings.aspx>. **This date is potentially subject to change.**

The project is also planned to be presented at a public study session before the San Luis Obispo County Local Agency Formation Commission (LAFCO) on July 21st, beginning at 9:00 a.m. LAFCO meetings may be held virtually. For information on how to attend the LAFCO study session, refer to the agenda on the LAFCO meetings website:

<https://www.slolafco.com/commission-meetings>. **This date is potentially subject to change.**

DATED: June 16th, 2022
Jennifer
Guetschow
Supervising
Planner

↑
GRe-1
(cont'd)
↓

Comments on the Dana Reserve Specific Plan
Draft Environmental Impact Report
SWCA Project No. 64873, Dated June 2022
By: Gregg Reimers
556 Charro Way, Nipomo
805-610-5569

1. Section 2.1.1 states 1,259 residential units are planned. The expected population that will occupy those units is not provided. Assuming 2.5 people per unit (which is conservatively low) equates to 3,222 people. The NCSO 2020 Urban Water Management Plan (MKN Final December 2021) (NCSO website: [2020 Water Management Plan](#)), Table 3-1a, estimates the population served with water to be 14,223 in the year 2025. Should the DRSP be completed on or about 2025, that's a 22.3 percent increase! The 5 year historical growth rate from 2015-2020 was only 1.3 percent. Additionally, the same planning report (also prepared by MKN) predicts a 2045 water usage population of 16,031 people. That's a planned growth rate of less than 1 percent per year. Regardless of the year of completion, the DRSP will exceed the 2045 planning basis. This must be considered adverse.

The proposed population increase resulting from the DRSP alone will exceed current NCSO planning by an order of magnitude and potentially decades early. This is definitely not 'Less Than Significant.' The subject EIR should not be approved as it fails to reconcile this significant growth rate difference with that of the NCSO water management planning report.

2. The groundwater evaluation documented in Section 4.19.1.1.2 is based on an annual average precipitation of 15.65 inches. This value is based on data going back to 1958, a very broad time frame. Given that climate change has been recently recognized as a threat, the 1958 basis conservatively biases the average rainfall high. Data tabulating the yearly average rainfall is documented in a "Technical Memorandum from Brad Newton, Ph.D., P.G. to Mario Iglesias, General Manager NCSO Dated December 22, 2021" (NCSO website: [Technical Memorandum](#)). From 2012 to 2021 the average rainfall was only 13.49 inches. Additionally, the "Nipomo Mesa Management Area 2022 Key Wells Index-Severe Water Shortage Conditions" (NCSO website: [NCSO Key Well Index](#)) indicates that the groundwater index has been below the "severe criterion" threshold since 2015.

The subject EIR should not be approved until it addresses recent climate change trends, local and state wide. The baseline for EIR comparison should be the current Stage IV drought conditions. The EIR should rely on a shorter historical reference (e.g. past 10

GR-2

GR-3

GR-4

- years) to predict if, and when, the NCSD can recover from the current "Stage IV" drought conditions. Starting from an actual severe water shortage and demonstrating a less than significant impact will necessitate a more detailed study. The EIR should consider reductions of the Santa Maria supplemental water supply resulting from potential state mandates. Non-conformances / deviations from the NCSD strategic plan (NCSD website: [Strategic Plan](#)) regarding water affordability and sustainability should also be documented.
3. Section 4.19.3 "Thresholds of Significance," Item (b), states that one of the significance thresholds is based on sufficient water being available "...to serve the project and reasonably foreseeable development..." As presented in Comment #1 above, the population increase associated with DRSP project would preclude any other future development based on the NCSD 2020 Urban Water Management Plan (MKN Final December 2021) (NCSD website: [2020 Water Management Plan](#)). That is a 'Significant' impact.
4. An obvious omission from Section 4.19.3 is a threshold relating to how long project implementation may extend or necessitate the reinstatement of NCSD water shortage restrictions. Any adverse impact would not be considered 'less than significant' as a Stage IV shortage is classified as 'severe.'
5. Section 4.19.6 "Water," concludes that "...potential project impacts would be potentially cumulative considerable, and the cumulative impacts related to water supply would be less than significant with mitigation."
- a. Please clarify what considerable but less than significant actually means.
 - b. "Executive Summary," Section 4, Goal #13, reads "To meet or exceed the requirements of the Nipomo Community Services District (NCSD) District Code to ensure that the DRSP constructs the water and wastewater infrastructure necessary to serve the project without adverse impacts on the NCSD's ability to serve existing and future users." The phrases 'without adverse impacts,' 'cumulatively considerable,' and 'less than significant' have entirely different meanings. Please provide a more detailed basis to justify a 'Class III less than significant impact' conclusion. Also address the failure to meet DRSP Goal #13.
 - c. "Executive Summary," Section 5, Significant Environmental Impact Identified, Table ES-2, HYD Impact 3 (Pg. ES-51), reads in part "The project could substantially decrease groundwater supplies..." The impact response states that "Mitigation is not necessary." This directly contradicts the Section 4.19.6 "Water" conclusion. What differentiates 'substantially' from 'not significantly?'
- GRe-4
(cont'd)
- GRe-5
- GRe-6
- GRe-7
- GRe-8
- GRe-9

9.5.5.1 Response to Letter from Gregg Reimers, PE

Comment No.	Response
GRe-1	<p>This comment expresses concern related to the affordability and sustainability of Nipomo Community Services District (NCSD) water supply. The NCSD has prepared a Water and Wastewater Rate Impact Analysis Study for the proposed project, which concludes that implementation of the project would ultimately reduce water and wastewater rates for NCSD customers; however, economic impacts are generally not considered environmental impacts under the CEQA and only require discussion if the economic impacts would have a negative impact on the physical environment, or if the economic impacts would result in growth-inducing impacts. The NCSD also recently adopted its 2020 Urban Water Management Plan (UWMP), which characterizes the District's existing and future water supply during normal, single-dry, and multiple-dry year conditions. As identified in Section 19, <i>Utilities and Service Systems</i>, of the EIR, the UWMP concludes that based on the existing infrastructure of the Nipomo Supplemental Water Project (NSWP), and contractual obligations between the NCSD and City of Santa Maria, water supply from Santa Maria is considered reliable and would be available during normal, single, and multiple dry year conditions. Further, based on several active wells and current operational practices groundwater supply is considered reliable and would be available during normal, single, and multiple dry year conditions. Additionally, a Water Supply Analysis (WSA) per the requirements of Senate Bill (SB) 610 was prepared for the proposed project, which concluded (consistent with the 2020 UWMP) that the NCSD would have adequate available water supply to supply water for the proposed project at full-buildout during normal, single-dry, and multiple-dry year conditions.</p> <p>Inevitably, there is a certain level of uncertainty regarding the availability of future water supplies, particularly given recent drought conditions, climate change, and the years-long anticipated build-out schedule of the project. Therefore, even though the analysis in the EIR consistently shows adequate water supply to serve the project, the EIR conservatively included Mitigation Measure USS/mm-3.1, which requires that prior to the issuance of development permits for any future project development phase, the project developer is required to provide proof of water supply sufficient to meet the estimated water demand for proposed development.</p> <p>The results of the UWMP and WSA were summarized in detail in Section 19, <i>Utilities and Service Systems</i> of the DRSP EIR. The comment does not include any specific facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact; therefore, no changes in the environmental document are necessary. Refer to MR-1, which includes a detailed response related to groundwater supply and management.</p>
GRe-2	<p>This comment expresses concern related to the consistency between the available water supply for the population projections included in the UWMP and the DRSP EIR. As identified in Section 3.4.1 of the UWMP, Growth Scenario 1, which identifies a population of 18,398 people in the year 2045, was used to determine future water supply projections. This population projection includes the existing NCSD population, infill development within the existing service area (parcels with reserved NCSD capacity, parcels currently served by private wells, and development of vacant parcels), and future population associated with annexations under review. Annexation of the DRSP area was under review at the time of preparation of the UWMP; therefore, the project population from buildout of the DRSP is included in the population projections throughout the UWMP. Section 14, <i>Population and Housing</i>, of the DRSP EIR identifies an increase of 4,555 new residents and 273 new employees (4,828 people) as a result of full buildout of the proposed project. Potential impacts of a population growth of 4,828 new people on the NCSD water supply was evaluated in Section 19, <i>Utilities and Service Systems</i> of the DRSP EIR, which exceeds the estimates noted by this commenter. According to the UWMP, the NCSD would have a water surplus of 440 acre-feet per year (AFY) in the year 2045 under multiple dry-year conditions. According to the WSA prepared for the project, at full buildout, the project would have a water demand of 370 AFY; therefore, the NCSD is projected to have sufficient water supply to serve the additional demand of 370 AFY generated by the proposed project. Mitigation Measure USS/mm-3.1 requires that prior to the issuance of development permits for any project phase, the project developer is required to provide proof of water supply sufficient to meet the estimated water demand for proposed development. In addition, Section 14, <i>Population and Housing</i>, of the DRSP EIR concluded that an increase of 4,286 new people within the community would result in a Class I impact; therefore, concern related to substantial population growth expressed in this comment is consistent with the evaluation included in the DRSP EIR, and no changes in the environmental document are necessary. Refer to MR-1, which includes a detailed response related to groundwater supply and management.</p>
GRe-3	<p>This comment raises concern over the reliability of groundwater supply based on drought conditions. The UWMP uses the average annual rainfall rate of 15.65 inches to evaluate the NCSD's water supply, which was summarized in the DRSP EIR. While precipitation varies over time, those changes are accounted for in the single-dry and multiple-dry year conditions that were evaluated in the UWMP. The DRSP EIR conservatively includes Mitigation Measure USS/mm-3.1 to address future development proposals that may be brought forward during any abnormally low rainfall year in the future in order to ensure there is adequate water supply to serve the existing NCSD service area and the proposed development. Therefore, no changes in the environmental document are necessary. Refer to MR-1, which includes a detailed response related to groundwater supply and management.</p>

Comment No.	Response
GRe-4	<p>This comment asserts that the EIR does not adequately address recent local and statewide climate change trends. The EIR includes an evaluation of the NCS D Water Supply under normal, single-dry, and multiple-dry year conditions. The multiple dry-year condition reflects severe drought conditions. As evaluated in Section 19, <i>Utilities and Service Systems</i>, there would be a projected average water surplus of approximately 610 AFY following the fifth year of multiple dry year conditions, which is also considered the worst-case scenario available groundwater supply. Therefore, the NCS D would have sufficient water supply to serve existing and reasonably foreseeable future demands during normal, single dry, and multiple dry year conditions. Additionally, the EIR includes a discussion of the UWMP's Water Shortage Contingency Plan (WSCP), which was prepared in accordance with California Water Code Section 10632(a)(3). The WSCP identifies the basin's current drought conditions in addition to potential future conditions and identifies measures to address these conditions. As this discussion is included in the EIR, no changes in the environmental document are necessary. Refer to MR-1, which includes a detailed response related to groundwater supply and management.</p>
GRe-5	<p>This comment raises concern over the population increase associated with the proposed project as it relates to water management planning. Please refer to GRe-2 which responds to comments regarding the availability of existing and future water supply for the projected project population during normal, single-dry, and multiple-dry year conditions. Population projections included in the UWMP include the existing NCS D population, infill development within the existing service area (parcels with reserved NCS D capacity, parcels currently served by private wells, and development of vacant parcels), and future population associated with annexations under review. Annexation of the DRSP area was under review at the time of preparation of the UWMP; therefore, the project population from buildout of the DRSP is included in the population projections throughout the UWMP and implementation of the project would not preclude future development within the NCS D service area. The comment does not identify any deficiency in the EIR; therefore, no changes in the environmental document are necessary. Refer to MR-1, which includes a detailed response related to groundwater supply and management.</p>
GRe-6	<p>This comment asserts that Section 4.19.3, <i>Utilities and Service Systems Thresholds of Significance</i>, omits a threshold related to how long project implementation may extend or necessitate the reinstatement of NCS D water shortage restrictions. As identified in this section of the EIR, the determinations of significance of project impacts are based on applicable policies, regulations, goals, and guidelines defined by CEQA and the County and are derived from CEQA Appendix G. As such the threshold identified by this commenter is not included in the EIR; however, a discussion of future water supply and the UWMP WSCP is included in the EIR. As this discussion is included in the EIR, no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.</p>
GRe-7	<p>This comment requests clarity of the phrase "less than significant" as used throughout the EIR. The term "significance" is used throughout the EIR to characterize the magnitude of the projected impact. For the purpose of this EIR, a significant impact is a substantial or potentially substantial change to resources in the project area or the area adjacent to the project. In the discussions of each issue area, thresholds are identified that are used to distinguish between significant and insignificant impacts. To the extent feasible, distinctions are also made between regional and local significance and short-term versus long-term duration. Chapter 4, <i>Environmental Impact Analysis</i>, includes the following descriptions of the criteria used to classify residual impacts:</p> <ul style="list-style-type: none"><li data-bbox="443 1371 1419 1465">• A <i>significant and unavoidable impact</i> would cause a substantial adverse effect on the environment that meets or exceeds the applicable significance criteria thresholds for a particular resource, and no feasible mitigation measures would be available to reduce the impact to a less-than-significant level.<li data-bbox="443 1476 1419 1570">• A <i>less-than-significant impact with mitigation</i> is an adverse impact that would cause a substantial adverse effect that meets or exceeds the applicable significance criteria thresholds for a particular resource but can be reduced to a less-than-significant level through successful implementation of identified mitigation measures.<li data-bbox="443 1581 1419 1749">• A <i>less-than-significant impact</i> is an adverse impact that does not meet or exceed the applicable significance criteria thresholds for a particular resource. Generally, no mitigation measures are required for less-than-significant impacts; only compliance with standard regulatory conditions would be required. However, mitigation may still be recommended should the lead or responsible agencies deem it appropriate to reduce the impact to the maximum extent feasible, as long as there is rough proportionality between the environmental impacts caused by the project and the mitigation measures imposed on the project. <p>These definitions are included in the EIR. As such, the comment does not identify any deficiency in the EIR; therefore, no changes in the environmental document are necessary. Nevertheless, the comment will be made part of the administrative record and provided to local decision makers for their consideration.</p>

Comment No.	Response
GRe-8	<p>This comment requests a clear justification of a “less than significant” conclusion. Please refer to GRe-7, which responds to comments regarding the criteria used to classify residual impacts. This comment also asserts that the project fails to meet Goal 13 of the DRSP that states, “To meet or exceed the requirements of the Nipomo Community Services District (NCSD) District Code to ensure that the DRSP constructs the water and wastewater infrastructure necessary to serve the project without adverse impacts on the NCSD’s ability to serve existing and future users.” Refer to GRe-1 and GRe-2, which responds to comments regarding the availability of existing and future water supply for the projected project population during normal, single-dry, and multiple-dry year conditions. Based on the availability of water for the proposed project, this comment does not identify any deficiency in the EIR; therefore, no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.</p>
GRe-9	<p>This comment identifies that no mitigation was identified to reduce impacts related to HYD Impact 3, which is inconsistent with the conclusion of USS Impact 3. HYD Impact 3 evaluates potential project impacts related to groundwater recharge into the underlying basin, which could reduce groundwater supply. The NCSD relies on water from the Nipomo Supplemental Water Project (NSWP) and groundwater as its two primary water sources, with the majority of its water supply coming from the NSWP. As such, the project would not solely rely on groundwater resources to provide for the proposed project and impacts related to decreasing groundwater supply would be less than significant. Mitigation Measure USS/mm-3.1 is identified in Section 19, <i>Utilities and Service Systems</i>, to ensure there is adequate water supply to serve the project prior to buildout of concurrent project phases. Mitigation Measure USS/mm-3.1 could inadvertently reduce potential to substantially decrease groundwater supply by ensuring future project phases are not developed if there is not enough available water supply, including groundwater supply; however, this mitigation measure would not be necessary to reduce significant project impacts.</p> <p>This comment also requests a clarification of phrases used throughout the EIR, including the difference between the terms “substantially” and “significantly” as used in HYD Impact 3. Impact statements used throughout the DRSP EIR are based on thresholds established by CEQA Statute and Guidelines Appendix G and the County. As identified by CEA and the County, the project would be considered to have a significant effect on hydrology and water quality if the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. As evaluated in Section 4.10, <i>Hydrology and Water Quality</i>, implementation of the project would not interfere with groundwater recharge into the basin. Therefore, no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.</p>
GRe-10	<p>This comment requests clarity of the qualitative terms and phrases commonly used throughout the EIR, which are used to describe the magnitude of an effect. Please refer to GRe-7, which responds to comments regarding phrases used to characterize the magnitude of the projected impact. These definitions are included in the EIR. As such, the comment does not identify any deficiency in the EIR; therefore, no changes in the environmental document are necessary. Nevertheless, the comment will be made part of the administrative record and provided to local decision makers for their consideration.</p>
GRe-11	<p>This comment raises concern regarding a potential conflict of interest having MKN and Associates (MKN) author both the subject EIR and the NCSD planning report. Section 19, <i>Utilities and Service Systems</i> of the EIR is based on the <i>2020 Nipomo Community Services District Urban Water Management Plan (UWMP; MKN 2021)</i>, <i>Dana Reserve Water and Wastewater Service Evaluation (Dana Reserve Water and Wastewater Evaluation; MKN 2022)</i>, and <i>Dana Reserve Water Supply Assessment (WSA; Rick G Sweet and RRM Design Group 2021)</i>; however, is authored by SWCA. The EIR is supplemented by reports from both MKN and Rick G Sweet and RRM Design Group as well as direct communication with the County and the NCSD. Therefore, no changes in the environmental document are necessary.</p>
GRe-12	<p>This comment requests clarification regarding the sizing criteria for the proposed Foothill water tank. The project includes the implementation of off-site water and wastewater improvements that were identified by the NCSD in the <i>Dana Reserve Water and Wastewater Service Evaluation</i> as necessary to serve the existing service area in addition to the proposed project. These improvements were identified in the are described in Chapter 2, <i>Project Description</i>, and Section 4.19, <i>Utilities and Service Systems</i> of the EIR. The comment does not identify any deficiency in the EIR; therefore, no changes in the environmental document are necessary.</p>
GRe-13	<p>This comment restates the initial concern related to the affordability and sustainability of the NCSD water supply. Refer to GRe-1, which responds to this comment.</p>

9.5.6 Judd King

[EXT]Dana Reserve Specific Plan - Draft EIR comments

Judd King <jkingsp@gmail.com>

Sun 7/10/2022 11:09 AM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hello,

I am submitting the following comments regarding the Dana Reserve Specific Plan Draft EIR. Thank you for your consideration of these observations and questions.

Water

We are in a long term drought. Section 4.19.1 details an analysis of water demand projected out for the project vs availability from NCS D. This analysis assumes a consistent availability of water delivery from the City of Santa Maria through the supplemental NCS D water pipeline. The City of Santa Maria sells water they receive from the coastal branch of the State Water Project. Should there be further analysis performed to consider a reduction of available water from Santa Maria due to lack of State Water Project delivery? The State Water Project is often threatening no water delivery or only a few percentage points.

JK-1

Wastewater

The project will increase water demand from the existing system. Should improvements to the WRF on Southland also consider some form of additional treatment system for indirect potable reuse or direct potable reuse? The percolation ponds at the plant largely replenish the area in the south of the community where there may not be any wells that are used for utility purposes.

JK-2

Utilities

There will be needed upgrades at the existing Southland WRF and other water and wastewater infrastructure improvements. How will these be paid for? If this project impacts the NCS D system then why should other ratepayers be required to float the costs. Inflationary pressures will increase the cost of the proposed improvements. Have there been sufficient cost estimates to determine if developer fees and current rates will offset the future costs of these improvements?

JK-3

Oak Mitigation and Habitat

This project has been compared to the Woodlands (Monarch Dunes) where thousands of eucalyptus trees were removed for that project. Eucalyptus trees do serve as habitat for various species, but they are not native. This project plans to remove a significant amount of oak trees and associated habitat. The layout of the villages does appear to try to preserve some of the closed oak woodland within the center of the parcel. However, the layout of the villages essentially clears entire areas of oak woodland and chaparral. The off-set mitigation parcel is located 2.1 miles east of the site. I know this area. I grew up just southeast of the parcel that will be used to "offset" the destruction of habitat. I am glad to see that the parcel used for offset will not be developed, but only a handful of people have ever seen or will ever see that parcel. It is steep, rough terrain. Isn't the purpose of conservation and off-set preservation to give people an opportunity to see the habitat? The layout of the project should be revised to further reduce impacts to oak woodlands and other habitat. Clear cutting of oak forests should be prevented. Goal BR-1 even identifies a lack of conservation and replacement of the 3,943 oaks that would be removed. The proposed conservation/off-set plan is insufficient and lacks the intent of true conservation and adherence to the county and CEQA regulations.

JK-4

JK-5

The project layout should be revised to reduce the oak habitat taken.

▲JK-5
┆(cont'd)

Transportation

Nipomo has become a true commuter community. The EIR even acknowledges the lack of commercial/jobs in the area? The project appears to continue the mindset of pushing workforce housing to areas that are unincorporated in SLO county. Planning and zoning in Nipomo has focused on concentrating commercial/retail to one area (Tefft Street between US 101 and Pomeroy) with this continuing on Frontage Road. If phasing of the project focuses on building residential housing before commercial/retail then traffic will likely increase and congestion worsen in the current Tefft Street corridor. Are traffic impact fees going to offset the amount of improvements that may be required to improve existing intersections. Traffic impact fees are collected from developers with the intent of implementing infrastructure improvements. San Luis Obispo County and the cities within the county have not enacted these improvements in a timely manner. There is often a several year lag between the houses and retail being constructed when local agencies design, bid and construct a project intended to address traffic impacts. Several examples include: Prado Road Interchange, Los Osos Valley Road Interchange, Brisco Road Interchange, Vineyard Drive Interchange and Tefft Street Interchange. Willow Road Interchange was significant to improving the traffic flow from developments off Willow Road and the Woodlands, but was constructed several years after those developments were started.

JK-6

JK-7

The developer should be required to implement infrastructure improvements that will immediately impact the traffic and transportation of the Nipomo Community. Traffic impact fees for long term improvements should also be collected.

Sincerely,
Judd King
Atascadero, CA
Resident of Nipomo (1980-1998, 2014-2017)

9.5.6.1 Response to Letter from Judd King

Comment No.	Response
JK-1	This comment identifies current drought conditions and raises concern over the reliability of the NCSD water supply through the NSWP. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments regarding the evaluation of the NCSD water supply during normal, single-dry, and multiple-dry year conditions.
JK-2	This comment questions whether improvements to the Southland Wastewater Treatment Plant (WWTP) are necessary to create an additional treatment system for indirect potable reuse or direct potable reuse of wastewater. This comment recognizes that the percolation ponds at the Blacklake WRF largely replenish the area in the south of the community where there may not be any wells that are used for utility purposes. The project includes the implementation of off-site water and wastewater improvements that were identified by the NCSD in the <i>Dana Reserve Water and Wastewater Service Evaluation</i> as necessary to serve the existing service area in addition to the proposed project. These improvements were identified in the area described in Chapter 2, <i>Project Description</i> , and Section 4.19, <i>Utilities and Service Systems</i> of the EIR. According to CEQA Guidelines, a project is only required to implement improvements necessary to serve the proposed project. Therefore, additional improvements to NCSD infrastructure would not be the responsibility of the applicant. As such, no changes in the environmental document are needed.
JK-3	This comment raises concern over the cost of improvements to the Southland WWTP to existing rate payers. The project includes the implementation of off-site water and wastewater improvements that were identified by the NCSD in the <i>Dana Reserve Water and Wastewater Service Evaluation</i> as necessary to serve the existing service area in addition to the proposed project. The applicant would be responsible for implementation of these improvements. The NCSD has prepared a Water and Wastewater Rate Impact Analysis Study for the proposed project, which concludes that implementation of the project would ultimately reduce water and wastewater rates for NCSD customers; however, economic impacts are generally not considered environmental impacts under the CEQA and only require discussion if the economic impacts would have a negative impact on the physical environment, or if the economic impacts would result in growth-inducing impacts. The comment does not include any specific facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact; therefore, no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
JK-4	This comment expresses concern over the loss of oak trees at the project site and also asserts that the off-site mitigation area is not located in an area that would provide public access to preserved areas. As evaluated in Section 4, <i>Biological Resources</i> , of the DRSP EIR, the purpose of the off-site mitigation area is to preserve oak woodland habitat at the off-site mitigation area in perpetuity. Although this mitigation has been included, a Class I impact was identified regarding the loss of oak trees at the site; therefore, this comment does not include new information that would change the analysis of the DRSP EIR. The primary purpose of the off-site mitigation area is permanent conservation, not public enjoyment or use. It is possible that, in the future, there could be a desire to improve the site (consistent with the terms of the permanent conservation easement) to allow some limited public use (e.g., as an open space area, or by providing public views); however, no such activities are currently proposed. Additionally, as evaluated in Section 4.1, <i>Aesthetics</i> , of the DRSP EIR, implementation of the project would alter the existing visual character of the project area and was also classified as a Class II impact. As such, concern related to the alteration of the visual character of the project site, including the loss of availability to view oak trees at the site, is consistent with the evaluation included in the DRSP EIR; therefore, no changes in the environmental document are needed. Refer to MR-3, which provides a detailed response related to the loss of oak trees and other impacts to biological resources.
JK-5	This comment raises concern of the loss of oak trees at the project site and expresses that the conceptual layout should be revised to reduce impacts to sensitive habitat. A range of project alternatives were evaluated in Chapter 5, <i>Alternatives Analysis</i> , including the Development on Non-Native Grassland alternative (Alternative 4), which was developed to address the project's significant impacts related to biological resources. Alternative 4 limits development to non-native grassland areas on the project site to avoid the loss of oak trees and other native habitats. However, this alternative would increase the density of residential development to maximize the buildout of single-family residential dwellings on the non-native grassland habitat throughout the project site. This alternative was determined to have similar impacts to the proposed project in all areas except for biological resources, which is consistent with the intent of this comment. No changes in the environmental document are necessary. Refer to MR-3, which provides a detailed response related to the loss of oak trees and other impacts to biological resources.
JK-6	This comment raises concern of an increase in traffic congestion along the Tefft Street corridor. As evaluated in the Transportation Impact Study (TIS) and Vehicle Miles Travelled (VMT) Analysis prepared for the proposed project, although the project would result in an increase in vehicle trips in the vicinity of the project site, the construction of two additional collector roads (Collector A and Collector B) through the site to connect to Willow Road from North Frontage Road and Pomeroy Road, respectively, would ultimately reduce

Comment No.	Response
	<p>traffic congestion along the Tefft Street corridor, alleviating existing and potential future congestion issues. Refer to JK-7, which identifies proposed additional transportation improvements intended to alleviate existing and potential future transportation issues. In addition, the conceptual phasing plan includes the construction of Collectors A and B during Phase 1 and Phase 2 of the project, which would avoid increasing traffic congestion along the Tefft Street corridor during buildout of the project. The conceptual development plan includes the construction of commercial development during Phase 1 of the proposed project. Further, the DRSP proposes the extension of public transit through the site along Collector A where the higher-density residential neighborhoods would be developed along with the Specific Plan Area's employment centers. Collector A would include a Park and Ride lot, and implementation of Mitigation Measure TR/mm-2 would highlight transportation services, such as dial-a-ride and rideshare, available for residents and employees. The beneficial effects of construction of Collectors A and B and other improvements on traffic congestion is<u>are</u> evaluated throughout the DRSP EIR. All roadway improvements would be conducted in accordance with County requirements to avoid hazardous roadway design. Therefore, no changes in the environmental document are needed.</p>
JK-7	<p>This comment suggests that the project developer should be required to implement infrastructure improvements that will immediately impact the traffic and transportation network in the community of Nipomo in addition to the payment of traffic impact fees. Buildout of the DRSP includes installation of transportation improvements identified by the County and the California Department of Transportation (Caltrans) as a means of improving traffic congestion issues in the area and reducing roadway hazards. The project includes the construction of the following transportation improvements to serve the proposed project and alleviate existing transportation issues within the community:</p> <ul style="list-style-type: none"> • An extension of North Frontage Road at the southeast corner of the Specific Plan Area from Sandydale Drive to Willow Road. This improvement would be completed as a part of the project, providing site access from two of the four project entries. This improvement must be completed as part of the first phase of development and prior to certificate of occupancy for the residential uses (i.e., Neighborhoods 1, 2, 3, 5, and 10) and the village commercial, flex commercial, hotel, and educational uses. Left-turn lanes would also be provided at intersections along Collector A. • Widening of Willow Road and signalization at the Willow Road/Collector A intersection within existing ROW areas. This improvement must be completed as part of the first phase of development and prior to certificate of occupancy for the residential uses (i.e., Neighborhoods 1, 2, 3, 5, and 10) and the village commercial, flex commercial, and educational uses. • Restriping and one-way stop-control at the Willow Road/Collector B intersection within existing ROW areas. This improvement must be completed as part of the second phase of development and prior to certificate of occupancy for the residential uses (i.e., Neighborhoods 7, 8, and 9). • Improvements/paving at the Cherokee Place/Collectors A and B intersections. These improvements must be completed as part of the first and second phases of development, respectively, and prior to certificate of occupancy for the residential uses (i.e., Neighborhoods 1, 2, 3, 5, and 10 and Neighborhoods 7, 8, and 9, respectively). Although the road will not provide the fastest or most convenient route to most destinations, a small amount of project traffic may use the route to access neighborhoods off Hetrick Avenue. Road maintenance concerns would be addressed through a private road maintenance agreement entered into by owners of the access road easement or adjacent parcel owners. This requirement would be included in the Development Agreement. • Removal/closure of the privately maintained Hetrick Avenue access from Pomeroy Road and provision of a new access to Hetrick Avenue from Collector B. This improvement must be completed as part of the second phase of development and prior to certificate of occupancy for the residential uses (i.e., Neighborhoods 7, 8, and 9). • Restriping and one-way stop control at the Pomeroy Road/Collector B intersection within existing ROW areas. This improvement must be completed as part of the second phase of development and prior to certificate of occupancy for the residential uses (i.e., Neighborhoods 7, 8, and 9). • Emergency access at Hetrick Avenue and Cory Way. <p>In addition, fair-share contributions to other off-site improvements such as the new traffic signals at Willow Road/US 101 northbound and southbound ramps would be required as part of the individual projects within the Specific Plan Area boundaries. These improvements would include the new traffic signals at Willow Road/US 101 NB and SB ramps, US 101/Tefft Street interchange improvements, and construction of an additional US 101 interchange at Southland Street, south of the US 101/Tefft Street interchange. All off-site transportation improvements would be implemented by the County and/or Caltrans and would be designed and constructed to meet the minimum requirements identified in the County's Public Improvement Standards and similar set of Caltrans design and construction specification standards.</p> <p>Proposed road improvements would be conducted during Phases 1 and 2 of the proposed project to avoid creating traffic congestion and associated hazards during buildout of the proposed project. Improvements would be constructed in accordance with County Public Works and Caltrans requirements to avoid hazardous roadway design. Proposed transportation improvements would operate acceptably as proposed and would not include geometric design features that would create new hazards or an incompatible use. Additionally, as identified in Section 4.17, <i>Transportation</i>, the project would be subject to the payment of the</p>

Comment No.	Response
	adopted South County Traffic Impact Fee based on the latest adopted Fee Area 1 schedule and the number of net new weekday PM peak hour trips as estimated based on the trip generation letter. According to CEQA Guidelines, a project is only required to implement improvements necessary to serve the proposed project. Therefore, additional transportation improvements would not be the responsibility of the applicant. These components are addressed in the EIR; therefore, no changes in the environmental document are necessary.

9.5.7 Sue Shaleen

[EXT]Nipomo development

sue shaleen <suequilting@gmail.com>

Tue 7/12/2022 9:53 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hello my name is Susan SHALEEN I live at Glenhaven Pl, Nipomo. I'm writing you in regards to the development being proposed on 288 acre in Nipomo.

This is close to our house and the impact will be great. With the development of Monarch Dunes homes we have seen a crushing impact. We have ONE grocery store, ONE major pharmacy. We have seen the store shelves run out of products and the wait at our pharmacy has become very long. The impact it will have on our town is unacceptable.

The county will not close the Glenhaven/ Hetrick tight corner BUT will Allow the undeveloped part of Hetrick Rd. To be given to the developers to add to the lots along that side. WE paid taxes on this for over 45 years, many use it as a walking trail for humans, dogs, and horses. Unacceptable!

The safety issue of the corner of Glenhaven and Ten Oaks is very dangerous, as well as increased traffic, used as a short cut to Willow Road. Does the county want to align with developers or care for the taxpayers of Nipomo?

The loss of trees is a heartfelt issue. I understand there will be a replanting across Hwy. 101. The trees to be removed are older, the new ones cannot replace the age of these. There will not be mature green scape in this development, only excessive density housing.

Nipomo has carried the brunt of the county and states desire to have more housing, San Luis Obispo is a large county let them look elsewhere. I strongly oppose this project and ask the county yo reconsider moving forward.

Thank you

Susan SHALEEN

SSh(1)-1

SSh(1)-2

SSh(1)-3

SSh(1)-4

SSh(1)-5

9.5.7.1 Response to Letter from Sue Shaleen

Comment No.	Response
SSh(1)-1	This comment raises concern over the availability of commercial services (i.e., grocery stores, etc.) within the community and the impact of the project on existing services. Section 14, <i>Population and Housing</i> , of the EIR concludes that the project would have a Class I impacts <u>impact</u> related to substantial population growth in the community, which is consistent with the intent of this comment. The DRSP includes a conceptual development plan in which commercial uses would be constructed during Phase 1, which may alleviate existing supply and demand issues in the community. However, CEQA does not require an evaluation of a project on commercial goods and services; therefore, this comment does not identify a deficiency in the EIR and no changes in the environmental document are necessary.
SSh(1)-2	This comment raises concern regarding the availability of walking trails following project implementation. As described in Chapter 2, <i>Project Description</i> , the project includes the construction of pedestrian, bicycle, and equestrian trails throughout the project site, which would provide the existing and future community with recreational opportunities. Therefore, this comment does not identify a deficiency in the EIR and no changes in the environmental document are necessary.
SSh(1)-3	This comment raises concern over traffic safety at the corner of Glenhaven and Ten Oaks, which is used as a short cut to Willow Road. As discussed in Section 4.17, <i>Transportation</i> , the project includes the construction of two additional collector roads (Collector A and Collector B) through the site to connect to Willow Road from North Frontage Road and Pomeroy Road, respectively, which would reduce vehicle traffic at the corner of Glenhaven and Ten Oaks. Refer to JK-6 and JK-7, which responds to comments regarding traffic congestion, vehicle safety, and transportation improvements. This comment does not identify a deficiency in the EIR and no changes in the environmental document are necessary.
SSh(1)-4	This comment expresses concern over the loss of oak trees at the project site and asserts that the removal of mature oak trees would change the visual landscape of the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
SSh(1)-5	This comment asserts that an alternative location for the project should be explored. A range of project alternatives were evaluated in Chapter 5, <i>Alternatives Analysis</i> , including the Alternative Location alternative, which was developed to address the project's significant impacts related to development in <u>development</u> at the site. This alternative evaluates impacts related to development of the project at a different location in the county. However, this alternative was ultimately dismissed in accordance with State CEQA Guidelines Section 15126.6(c) because this alternative is infeasible, would not reduce the project's significant impacts, and would not meet the basic project objectives. Since this alternative was evaluated in the DRSP EIR, no changes in the environmental document are necessary.

9.5.8 Alexander Glotov

Jaimie Jones

From: AlexVita AlexVita <alexvita@gmail.com>
Sent: Wednesday, July 13, 2022 9:45 PM
To: Jennifer Guetschow
Subject: [EXT]Comments on Dana Reserve / Canada Ranch development project in Nipomo

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

County of San Luis Obispo
Jennifer Guetschow, Senior Planner
jguetschow@co.slo.ca.us

RE: Comments on Dana Reserve / Canada Ranch development project in Nipomo

I have nothing much to add to my comments, which I provided in July 2021 (I was then in Ukraine and corresponded from the territory of Ukraine).

In June-July 2022, I studied new County documents that were made available to the public, as well as lobbying materials that interested parties publish in the media. In this regard, I would like to make a few additional comments.

SOURCE: "The Dana Reserve development plan has secured a piece of land on which they will put a permanent conservation easement. The land has between 10,600 and 14,000 trees. "So, altogether, we will permanently conserving about between 4 and 5 trees for every one that we remove," said Tompkins"

KSBY California Central Coast, June 12, 2022

MY COMMENT: If follow the logic of this article in the Internet edition, then the destruction of 288 acres of a unique oak forest with unique habitats on flat terrain next to 101 Freeway (which has no analogues from Los Angeles to Monterrey) is fully compensated by the "permanent conservation" of an another oak forest site in a mountainous area, where no one lives and no one travels, and where nothing threatens nature even without "conservation".

I cannot agree with the above concept.

After all, the initiators of Dana Reserve are not talking about planting new trees or other real, tangible and costly mitigation measures.

They are trying to solve their issue exclusively in a pseudo-legal, "paperwork" way.

In my opinion, this is unacceptable.

SOURCE: BIO-7.1: Nesting Bird Preconstruction Survey and Nest Avoidance. Within 1 week prior to ground-disturbing activities, if work occurs between February 1 and September 15, nesting bird surveys shall be conducted... The biologist shall collect data on the birds' baseline behavior and their tolerance to disturbance by observing the birds at the nest prior to construction activities. If the birds are incubating, the biologist shall record how frequently adults deliver food and visit the nest. The biologist shall also record the birds' reaction to the biologist and how close the biologist can get to the nest before the birds' behavior is altered or they show signs of stress or disturbance.

AG-1

AG-2

Dana Reserve Executive Summary Report, Mitigation Measures, Page 21

MY COMMENT: It's funny to read this against the background of plans to destroy a unique natural habitat in 288 acres of oak forest (when it is obvious that the global construction works here will last about 5 years, after which the inhabitants of 1200 dwellings will not leave birds any chance to nest here). The authors of this text probably expected that no one would study this text.

AG-2
(cont'd)

SOURCE: PROJECT ALTERNATIVES

Burton Mesa Chaparral Avoidance Alternative. Under this potential alternative, proposed development would be limited to the eastern portion of the project site by increasing the density of proposed single-family residential dwellings, multi-family residential dwellings, and proposed commercial development in the eastern portion of the site and reducing the area of proposed buildout, particularly in sensitive areas of biological resources in the western portion of the Specific Plan Area, including areas supporting Burton Mesa chaparral. While the Burton Mesa Chaparral Avoidance Alternative would substantially avoid and reduce impacts to biological resources and reduce air pollutant and GHG emissions, reduce vehicle miles traveled (VMT), reduce unplanned population growth, and improve project consistency with applicable plans and policies, this alternative would not reduce significant impacts related to aesthetic resources and would potentially increase impacts associated with compatibility with the surrounding areas. Further, this alternative would not meet all of the basic project objectives, such as providing a diversity of housing types, including affordable homes, and connecting on-site residential neighborhoods to the community through development of pedestrian, bicycle, and equestrian trails via Collector B and an on-site trail system in the majority of the Specific Plan Area. The Burton Mesa Chaparral Avoidance Alternative does not meet all of the basic project objectives and is likely infeasible from a cost perspective. It also has the potential to generate more severe and/or new potentially significant impacts; therefore, this alternative was eliminated from further review, consistent with State CEQA Guidelines Section 15126.6(c).
Dana Reserve Executive Summary Report, Project Alternatives, Page 67

AG-3

Residential Rural Development Alternative. This alternative would result in a future buildout scenario that is consistent with the existing Residential Rural (RR) land use designation for the project site. While this alternative would result in residential development in a manner that would be more consistent with the scale of adjacent residential land uses and would reduce air pollutant emissions, GHG emissions, VMT, and population growth, the Residential Rural Development Alternative would not meet the basic project objectives related to providing a diversity of housing types, including affordable homes. This alternative also has the potential to increase impacts related to utilities and service systems. Therefore, the Residential Rural Development Alternative was eliminated from further discussion in accordance with State CEQA Guidelines Section 15126.6(c).

Dana Reserve Executive Summary Report, Project Alternatives, Page 67

Exclusively Commercial/Retail Development Alternative. Under this alternative, the 288-acre project site would not be developed with residential uses and would instead be developed with flex commercial and village commercial uses over 238.2 acres of the project site. While this alternative would reduce air pollutant emissions, GHG emissions, VMT, and population growth, the Exclusively Retail Development Alternative would not meet the basic project objectives and would be inconsistent with the General Plan. This alternative would not meet project objectives and County objectives (as defined in the County's MOU with the Applicant) related to providing a diversity of housing types, including affordable homes, and providing public parks. This alternative would continue to result in the loss of oak woodland, Burton Mesa chaparral, and other natural habitats and would alter the existing visual character of the project site. This alternative may also be infeasible due to the project

area's inability to support this significantly increased extent of commercial/retail uses. Since the Exclusively Commercial/Retail Development Alternative would not meet the basic project objectives, if potentially infeasible, and would not reduce all of the project's significant impacts, this alternative **was eliminated from further consideration**, consistent with State CEQA Guidelines Section 15126.6(c).

Dana Reserve Executive Summary Report, Project Alternatives, Pages 67-68

Alternative Location Alternative. Under this alternative, the project would not be developed on the proposed 288-acre Dana Reserve and would be developed at another location within the county. An alternative location would need to be large enough to accommodate approximately 173 acres of residential land uses, including 831 residential single-family units, 458 residential multi-family units, and up to 152 ADUs; 22.3 acres of commercial land uses; 49.8 acres of open space; 21.9 acres of roadways; and 11 acres of public recreational facilities. The applicant does not own alternative sites that could accommodate the proposed development; therefore, it is uncertain whether an alternative site would be feasible, successfully reduce the project's significant impacts, and meet the basic project objectives. Therefore, the Alternative Location Alternative **was eliminated from further discussion** in accordance with State CEQA Guidelines Section 15126.6(c).

Dana Reserve Executive Summary Report, Project Alternatives, Page 67

The State CEQA Guidelines require an analysis of alternatives to identify an environmentally superior alternative among the alternatives evaluated in the EIR. The environmentally superior alternative is the alternative that would minimize adverse impacts to the environment. Based on the evaluation of alternatives, the No Project Alternative would be the environmentally superior alternative because it would minimize the project's adverse impacts to the environment. However, State CEQA Guidelines Section 15126.6(c)(2) states that if the No Project Alternative is also the environmentally superior alternative, the EIR should then identify an environmentally superior alternative among the other alternatives. Based on the detailed evaluation of project alternatives included in EIR Chapter 5, Alternatives Analysis, Alternative 3: the Residential Rural Cluster Subdivision Alternative would be considered the environmentally superior alternative. Since residential development would be central to this alternative, this alternative would help the County reach its housing development allocation goals per the County RHNA required by state law. However, based on the clustered development and other site constraints, this alternative may not meet project goals for the provision of affordable market rate housing units. Therefore, Alternative 3 would reduce the project's significant impacts; however, it would not meet all of the project's objectives. Because it would most successfully reduce the number and extent of significant environmental impacts, and would meet more of the project's primary objectives than other alternatives, Alternative 3 is the Environmentally Superior Alternative.

Dana Reserve Executive Summary Report, Project Alternatives, Page 67

MY COMMENT: The language used in the above parts of the Executive Summary reflects the desire to comply with the rules. But the rules themselves are ambiguous and difficult to understand, as illustrated by the accompanying text Cal. Code Regs. tit. 14 § 15126.6 (See Exhibit A below). Different judges may interpret these rules in different ways.

It is clear to me that based on the unilaterally interpreted State CEQA Guidelines Section 15126.6(c), the County has decided to reject all alternatives (for example, to force Dana Reserve to downsize development and limit it to parts of the site where there are no oaks; or find another location for 1200 dwellings where there are no ancient oaks). In pursuance of such an intention, the County determined that all alternatives were «eliminated from further review», «eliminated from further discussion», «eliminated from further consideration».

The Executive Summary Report contains the emphasis on how this project will help increase the number of housing for workforce and affordable housing in the County and overcome the housing crisis. Unfortunately, this

AG-3
(cont'd)

AG-4

AG-5

argument is questionable under the circumstances. The fact is that in some cities such as Los Osos and Cambria, there are hundreds of empty plots of land due to the moratorium announced by the County on new construction. The reason for the moratorium is the shortage of water resources. If the County wants to overcome the housing crisis, then it is not necessary to destroy the unique oak forest in Nipomo. It is possible to lift the moratorium on the North of the County and thereby significantly relieve tension in the housing market. As for the water issue, if it turns out there is enough water for the new 1200 dwelling units in Dana Reserve, then there should be enough water for thousands of other houses that the residents of the County are now unable to build due to the moratorium announced by the County. There is a clear inconsistency here.

AG-5 (cont'd)

Another alternative is to designate another site for such a massive project. In my previous comments, I suggested to pay attention to several alternative sites that were sold at very reasonable prices. But there was no response to my suggestion to consider an alternative. And now there are several large areas without vegetation on the real estate market of San Luis Obispo County. Of course, these areas will have to be planted and money will be spent on this. It is clear that it is much easier to build a new village for profit in an already existing oak forest, which is hundreds of years old. But I can't agree with this logic.

AG-6

CONCLUSION:

I don't want to look like an opponent of progress. I understand that the County wants new development. That is why, in my comments in July 2021, I proposed to the County an alternative site plan for Dana Reserve, which provided for the construction of a sufficient number of new houses in places where there are no oaks. This plan (diagram) has been carefully crafted and provided to the County. Unfortunately, I did not receive an answer. It is obvious that a powerful train is moving forward and it is impossible to stop it or at least partially change the direction of its movement.

AG-7

I can't stop this train by filing grievances.
But the proposed Dana Reserve project affects not only the interests of the population of Nipomo, but also my personal interests.
I am the only developer in the area of operation of Dana Reserve (although I am a developer of very small scale). All the rest here are just residents, owners of houses.
They have no business intentions while I have planned a new small real estate development here, Villa Victoria Estates.

AG-8

I am also building a large home on my parcel which is consistent with future subdivision.
I invested all my money into this subdivision/construction project.
I had a certain vision for the project; counting on the view to the oak forest from my site (I could not believe that in modern California someone would come up with the idea to destroy this unique oak forest).
Dana Reserve and the County ruin my plans.
Therefore, I ask you to attach my comments to the Dana Reserve (Canada Ranch) project review documentation. I reserve the right to defend my rights and interests by legal methods.
Once again I propose to reduce the appetites of Dana Reserve and force them to reduce the amount of development and only build where there are no oak trees (see my alternative site plan below, which I submitted first in July 2021).
Even in this scenario, the project will be sufficiently profitable for its owners/lobbyists.
Everyone will benefit from such a decision, the nature of California, the County, the population of Nipomo, and the tens of millions of people who drive along Freeway 101.

AG-9

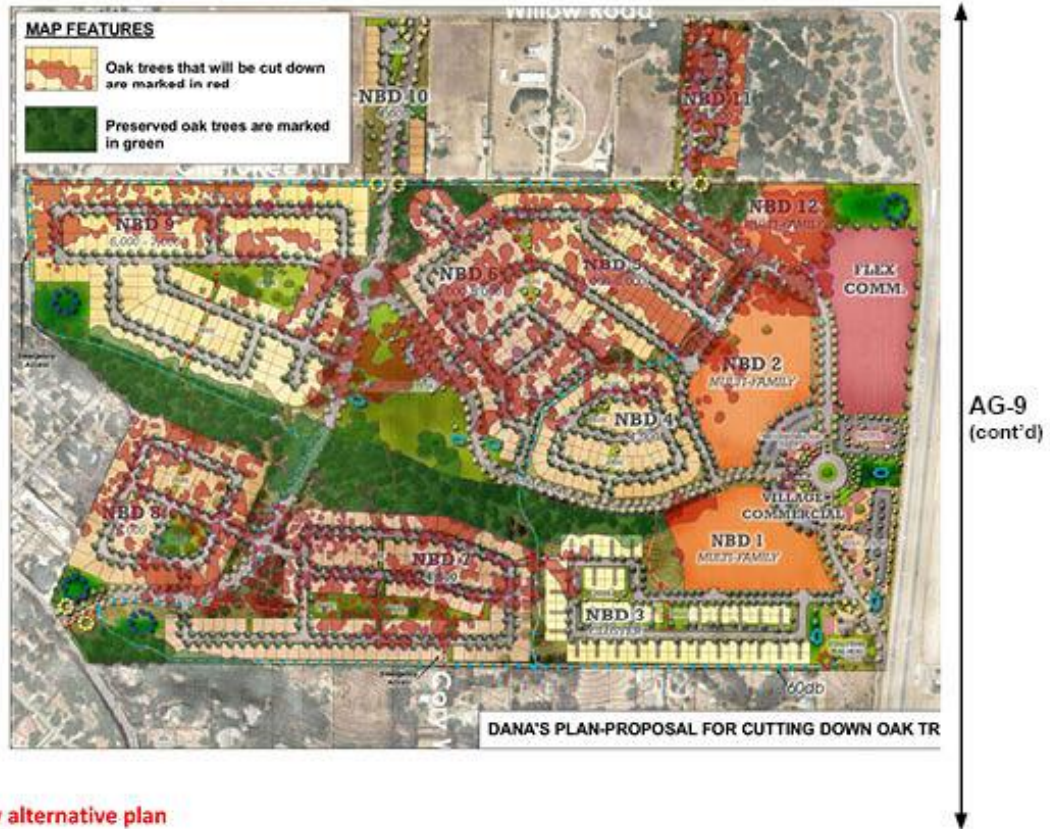
Please see below Dana Reserve's plan and my alternative plan in comparison.

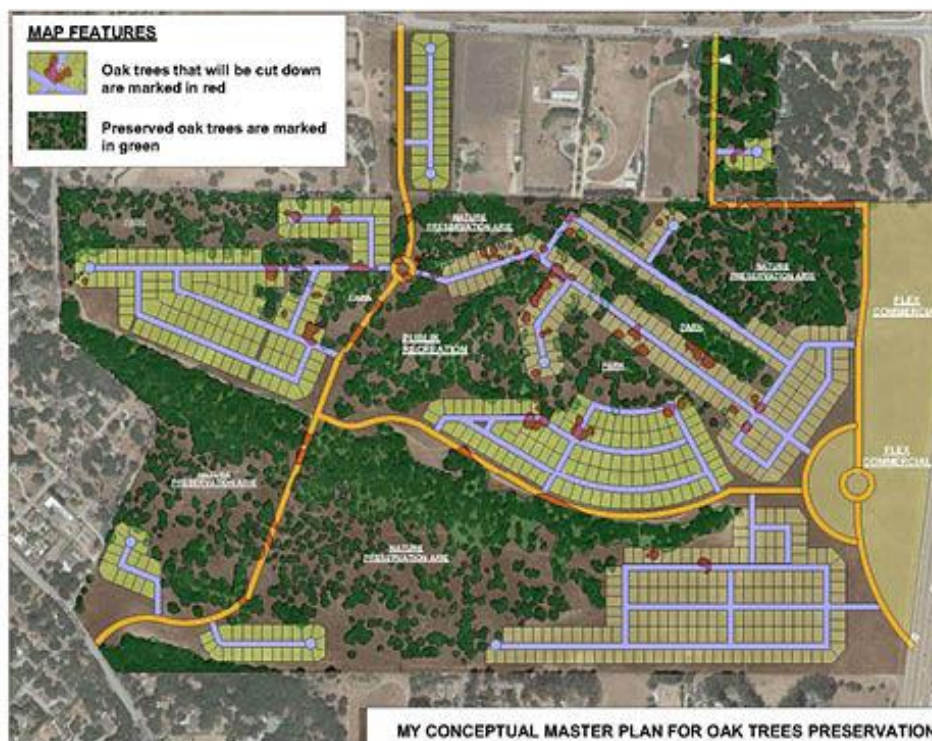
Plan proposed by developer



AG-9
(cont'd)

The impact of implementation of the plan proposed by developer





AG-9
(cont'd)

Sincerely yours
Alexander Glotov
Owner of parcel of land at 750 Sandysdale Dr., Nipomo, CA

July 12, 2022

1344 N. Martel Ave., Apt. 302
Los Angeles, CA 90046
(323) 447-2191
alexsvita@gmail.com

EXHIBIT A

Cal. Code Regs. tit. 14 § 15126.6

Section 15126.6 - Consideration and Discussion of Alternatives to the Proposed Project

(a) Alternatives to the Proposed Project. An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a

AG-10

reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason. (Citizens of Goleta Valley v. Board of Supervisors(1990) 52 Cal.3d 553 and Laurel Heights Improvement Association v. Regents of the University of California(1988) 47 Cal.3d 376).

(b) Purpose. Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.**(c) Selection of a range of reasonable alternatives.** The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are:(i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts

(d) Evaluation of alternatives. The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed. (County of Inyo v. City of Los Angeles(1981) 124 Cal.App.3d 1).**(e) "No project" alternative.**

(1) The specific alternative of "no project" shall also be evaluated along with its impact. The purpose of describing and analyzing a no project alternative is to allow decisionmakers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The no project alternative analysis is not the baseline for determining whether the proposed project's environmental impacts may be significant, unless it is identical to the existing environmental setting analysis which does establish that baseline (see Section 15125).

(2) The "no project" analysis shall discuss the existing conditions at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.

If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

(3) A discussion of the "no project" alternative will usually proceed along one of two lines:

(A) When the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the "no project" alternative will be the continuation of the existing plan, policy or operation into the future. Typically this is a situation where other projects initiated under the existing plan will continue while the new plan is developed. Thus, the projected impacts of the proposed plan or alternative plans would be compared to the impacts that would occur under the existing plan.

(B) If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the "no project" alternative is the circumstance under which the project does not proceed. Here the discussion would compare the environmental effects of the property remaining in its existing state against environmental effects which would occur if the project is approved. If disapproval of the project under consideration would result in predictable actions by others, such as the proposal of some other project, this "no project" consequence should be discussed. In certain instances, the no project alternative means "no build" wherein the existing environmental setting is maintained. However, where failure to proceed with the project will not result in preservation of existing environmental conditions, the analysis should identify the practical result of

AG-10
(cont'd)

the project's non-approval and not create and analyze a set of artificial assumptions that would be required to preserve the existing physical environment.

(C) After defining the no project alternative using one of these approaches, the lead agency should proceed to analyze the impacts of the no project alternative by projecting what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.

(f) Rule of reason. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making.

(I) Feasibility. Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent). No one of these factors establishes a fixed limit on the scope of reasonable alternatives. (*Citizens of Goleta Valley v. Board of Supervisors*(1990) 52 Cal.3d 553; see *Save Our Residential Environment v. City of West Hollywood*(1992) 9 Cal App 4th 1745, 1753, fn. 1).**(2)** Alternative locations.

(A) Key question. The key question and first step in analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.

(B) None feasible. If the lead agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion, and should include the reasons in the EIR. For example, in some cases there may be no feasible alternative locations for a geothermal plant or mining project which must be in close proximity to natural resources at a given location.

(C) Limited new analysis required. Where a previous document has sufficiently analyzed a range of reasonable alternative locations and environmental impacts for projects with the same basic purpose, the lead agency should review the previous document. The EIR may rely on the previous document to help it assess the feasibility of potential project alternatives to the extent the circumstances remain substantially the same as they relate to the alternative. (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 573).**(3)** An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative. (*Residents Ad Hoc Stadium Committee v. Board of Trustees*(1979) 89 Cal. App.3d 274).

Cal. Code Regs. Tit. 14, § 15126.6

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21002, 21002.1, 21003 and 21100, Public Resources Code; Citizens of Goleta Valley v. Board of Supervisors, (1990) 52 Cal.3d 553; Laurel Heights Improvement Association v. Regents of the University of California, (1988) 47 Cal.3d 376; Gentry v. City of Murrieta (1995) 36 Cal.App.4th 1359; and Laurel Heights Improvement Association v. Regents of the University of California (1993) 6 Cal.4th 1112.



AG-10
(cont'd)

9.5.8.1 Response to Letter from Alexander Glotov

Comment No.	Response
AG-1	This comment expresses concern of the loss of oak trees at the project site and also asserts that the off-site mitigation area is not located in an area that would provide public access to preserved areas. Refer to MR-3 and JK-4, which responds to this comment.
AG-2	This comment raises concern over the loss of nesting bird habitat at the project site and asserts that Mitigation Measure BIO/mm-7.1 does not adequately address impacts related to the loss of this habitat. As discussed in Section 4.4, <i>Biological Resources</i> , of the EIR, special-status birds and raptors, such as Cooper's hawk, oak titmouse, white-tailed kite, and Nuttall's woodpecker, may be adversely affected by the loss of nesting and foraging habitat in oak and chaparral habitats. Loss of grassland habitat could adversely affect foraging raptors and ground nesting birds. Incremental habitat loss on a regional scale may adversely affect special-status birds. Mitigation Measures BIO/mm-14.1, BIO/mm-15.1, and BIO/mm-18.4 have been identified to provide off-site nesting and foraging habitat and reduce impacts related to habitat loss for nesting birds. Mitigation Measures BIO/mm-7.1, BIO/mm-14.1, BIO/mm-15.1, and BIO/mm-18.4 adequately address impacts to nesting birds and associated habitat. Therefore, no changes in the environmental document are necessary. Refer to MR-3, which provides a detailed response related to loss of oak trees and other impacts to biological resources.
AG-3	<p>This comment highlights language used throughout Chapter 5, <i>Alternative Analysis</i>, of the DRSP EIR. Refer to AG-4, below, which responds to comments related to the alternatives analysis process.</p> <p>A total of six project alternatives (including the No Project Alternative) were evaluated in Chapter 5, <i>Alternatives Analysis</i>, of the EIR:</p> <ul style="list-style-type: none"> • No Project Alternative: Under the No Project Alternative, implementation of the DRSP would not occur and future buildout of the project site, including off-site improvement areas, would not occur. This alternative assumes no development would occur on the site to provide a clear comparison of the project to existing (undeveloped) baseline conditions; development as envisioned in the current General Plan for La Cañada Ranch is evaluated in Alternative 2, below. As no physical changes to the environment would occur, potentially significant and other identified impacts would be reduced in comparison to the proposed project. However, this alternative would not meet any of the project objectives. • Applicant Preferred Alternative (Alternative 1): Under Alternative 1, buildout of the project site would be consistent with the scale and proposed land use types included under the proposed project. As a result, impacts under this alternative would be generally consistent with impacts associated with the proposed project. However, this alternative would change the alignment of Collector A and would move a proposed neighborhood from the northeastern portion of the site, which would substantially reduce the number of impacted oak trees. Alternative 1 would meet all of the project objectives. • La Cañada Ranch Specific Plan (Alternative 2): Under Alternative 2, buildout of the project site would result in an increase in light industrial and commercial development and a decrease in residential development. This alternative would also substantially increase the amount of land designated for open space and eliminate recreational land uses. As a result, impacts related to air quality, GHG emissions, population and housing, and transportation would be reduced. However, this alternative would result in similar impacts related to biological resources and would increase impacts related to recreation. Although this alternative would facilitate the future development of residential land uses, due to the substantial reduction in the number of proposed units, the number of affordable units and affordability of market rate units would be significantly decreased in order to provide funding for site development and other improvements. As a result, Alternative 2 would not meet some of the basic project objectives, including providing a mix of residential development, including affordable homes, and providing public recreational facilities at the project site. • Residential Rural Cluster Subdivision (Alternative 3): Under Alternative 3, no commercial development would occur, and the density of residential development would be limited, resulting in a smaller scale of buildout as compared to the proposed project. Based on the reduction of proposed residential units, this alternative would reduce population growth in comparison to the proposed project. As a result, impacts related to aesthetics, air quality, GHG emissions, population and housing, and transportation would be reduced. However, this alternative could continue to potentially impact sensitive biological resources. In addition, this alternative may preclude annexation into the NCS D due to infrastructure costs; therefore, this alternative would potentially increase impacts related to utilities and service systems. Due to the substantial reduction in the number of proposed residential units, the number of affordable units would be significantly decreased in order to provide funding for site development and other improvements. As a result, Alternative 3 would not meet the basic project objective of providing affordable workforce market rate homes. In addition, this alternative would be inconsistent with the commercial and light industrial land uses planned for the site as identified in the County's General Plan. This alternative was selected as the Environmentally Superior Alternative.

Comment No.	Response
	<ul style="list-style-type: none"> • Development on Non-Native Grassland (Alternative 4): Alternative 4 would increase the amount of land dedicated to open space by increasing density and reducing the footprint of proposed residential, commercial, and recreational development. As a result, the number of residential dwelling units would be reduced from 1,289 units to 1,100 units (approximately 189 units or 15%). In addition, the land dedicated to commercial land uses would be reduced by 2.3 acres and the land dedicated to recreational land uses would be reduced by 6 acres, ultimately increasing the amount of open space area on the site and reducing the amount of impacted oak woodland and Burton Mesa chaparral habitat. This alternative would marginally reduce population growth in comparison to the proposed project. However, buildout of this alternative would still constitute a substantial increase in growth within the community, and impacts related to air quality, GHG emissions, population and housing, and transportation would be generally consistent with the proposed project. This alternative is considered feasible; however, it may conflict with the basic project objective of providing a mix of housing types and affordable housing options. • Gradual Transition along the Fringe (Alternative 5): Under Alternative 5, the density of residential development would be reduced along the perimeter of the project site to support a more gradual transition from surrounding rural residential land uses. Based on the slight reduction of proposed residential units (approximately 154 units or 12%), this alternative would marginally reduce population growth in comparison to the proposed project. However, buildout of this alternative would still constitute a substantial increase in growth within the community and impacts related to air quality, biological resources, greenhouse gas emissions, land use and planning, population and housing, and transportation would be generally consistent with the proposed project. This alternative is considered feasible; however, it will likely reduce the affordability of housing within the Specific Plan Area and may conflict with the basic project objective of providing a mix of affordable housing options. <p>This comment does not assert any new information regarding the alternatives analysis; therefore, this comment does not identify any deficiency in the EIR and no changes in the environmental document are needed.</p>
AG-4	<p>This comment expresses concern over the ambiguity of State CEQA Guidelines Section 15126.6(c). As described in Chapter 5, <i>Alternatives Analysis</i>, State CEQA Guidelines Section 15126.6(c) requires that an EIR disclose potential alternatives that were considered and eliminated along with a brief explanation of the reason for elimination. Factors used to eliminate alternatives from detailed consideration include: (1) failure to meet most of the basic project objectives, (2) infeasibility, and/or (3) inability to avoid significant environmental impacts. The DRSP EIR evaluated four alternatives in Section 5.3, <i>Alternatives Considered but Discarded</i>, that were ultimately eliminated from further consideration based on the above criteria.</p> <p>Additionally, six alternatives (refer to AG-3) were fully evaluated in accordance with State CEQA Guidelines Section 15126.6, which states that alternatives should “. . . attain most of the basic objectives of the project . . .” As further explained by the California Supreme Court:</p> <p style="padding-left: 40px;">[A]n EIR should not exclude an alternative from detailed consideration merely because it ‘would impede to some degree the attainment of the project objectives.’ But an EIR need not study in detail an alternative that is infeasible or that the lead agency has reasonably determined cannot achieve the project’s underlying fundamental purpose . . .</p> <p style="padding-left: 40px;">Although a lead agency may not give a project’s purpose an artificially narrow definition, a lead agency may structure its EIR alternative analysis around a reasonable definition of underlying purpose and need not study alternatives that cannot achieve that basic goal.” (In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings, 43 Cal.4th 1143, 1165-1166 [2008]).</p> <p>The alternatives selected for further analysis have been evaluated against the proposed DRSP project to provide a comparison of environmental effects and to identify the environmentally superior alternative. Note that the significance of impacts associated with the proposed project, and the determination of impacts presented in this section for comparative purposes, are based on the respective identified changes in conditions relative to the environmental baseline (as described in Chapter 4, <i>Environmental Impacts Analysis</i>).</p> <p>The County has the discretion to approve (or disapprove) whatever alternative or combination of alternatives it deems most appropriate, provided that the environmental impacts of the proposed project can be mitigated, or to the extent that they cannot, provided that the County adopts a Statement of Overriding Considerations, per Section 15093 of the State CEQA Guidelines.</p> <p>The DRSP EIR contains an evaluation of project alternatives in accordance with the State CEQA Guidelines, noted above. As such, this comment does not require any changes to the environmental document.</p>

Comment No.	Response
AG-5	This comment asserts that the housing crisis in the county can be resolved through development in other areas such as Los Osos and Cambria, which have hundreds of empty lots; however, development is halted due to water shortage. Refer to SSh(1)-5, which responds to comments regarding an alternative location for this project. The EIR evaluates the availability and reliability of the NCSD water supply, which would provide water for the project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to the NCSD water supply. Therefore, the project would be provided water by the NCSD, which has adequate available supply to serve its existing service area in addition to the proposed project. This comment does not require any changes to the environmental document. Refer also to Master Response MR-3.
AG-6	This comment asserts that an alternative location for the project should be explored. Refer to SSh(1)-5, which responds to comments regarding an alternative location for this project.
AG-7	This comment suggests an alternative location for the project, which would reduce the project's impacts to oak trees. The Alternative Location alternative was explored in Chapter 5, <i>Alternatives Analysis</i> , of the EIR. Refer to SSh(1)-5, which responds to comments regarding an alternative location for this project. Additionally, refer to MR-3 and AG-3, which identifies the alternatives explored for this project, including alternatives intended to reduce impacts to oak trees.
AG-8	This comment requests that these comments are attached to the environmental documentation. As such, this comment does not require any changes to the environmental document. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
AG-9	This comment suggests an alternative layout for the proposed development to avoid impacts to oak trees and asserts that this alternative would be beneficial to state and local entities. Refer to MR-3 and AG-3, which responds to comments regarding project alternatives, including an alternative layout intended to avoid oak trees.
AG-10	This comment includes the text of State CEQA Guidelines Section 15126.6 and calls out the need to explore an alternative location for the proposed project. Refer to SSh(1)-5, which responds to comments regarding an alternative location for this project.

9.5.9 Stacy

[EXT]Dana Reserve project

Katherine E <katherineanddogs@gmail.com>

Wed 7/13/2022 6:06 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

It's depressing to even read about this project.
I currently live in San Luis Obispo. It took 20 years to get here. Saving money and working hard. Now that I've moved to this county, I'm worried about the growth.
Please don't change the landscape all over this county.
Please don't allow them to cut down all those trees.
Please don't allow this area to keep building like this.
I firmly oppose.

Stacy

661-900-2059

St-1

9.5.9.1 Response to Letter from Stacy

Comment No.	Response
St-1	This comment raises concerns related to population growth, loss of oak trees, and the change in landscape within the county and states this commenter's opposition to the project. Refer to MR-3 and JK-4, which addresses comments regarding the loss of oak trees and the change to the visual character of the project site. In addition, Section 14, <i>Population and Housing</i> , of the DRSP EIR concluded that an increase of 4,286 new people within the community would result in a Class I impact; therefore, concern related to substantial population growth expressed in this comment is consistent with the evaluation included in the DRSP EIR. No changes in the environmental document are necessary.

9.5.10 BC Prewett

[EXT]Dana reserve project

bcprewett@gmail.com <bcprewett@gmail.com>

Thu 7/14/2022 9:05 AM

To: Jennifer Guetschow <jGuetschow@coslo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Over building Nipomo has shown to be a detriment to our community. I have lived in Nipomo for 30 years, and seen it go from a quaint town to a overbuilt congested cluster of bland name brand stores. If this is being planned by the same people who were responsible for the approval of the new shopping center on the old Rec Center site, than the new Dana Reserve project should be terminated immediately. Stop destroying Nipomo, stop destroying our community, this big city mindset has to end before Nipomo is ruined forever.

We lost our small town grocery store, we lost our local coffee shop, we lost our frontage road, we lost our ability to drive across town without traffic, we lost our town. Please end this over building, before it is impossible to still love Nipomo.

BCP-1

9.5.10.1 Response to Letter from BC Prewett

Comment No.	Response
BCP-1	This comment expresses concern over the loss of community within Nipomo, increased traffic congestion, and loss of local businesses as a result of increasing development projects. Refer to JK-6 and JK-7, which responds to comments regarding traffic congestion, hazards, and transportation improvements. In addition, economic impacts are generally not considered environmental impacts under the CEQA and only require discussion if the economic impacts would have a negative impact on the physical environment, or if the economic impacts would result in growth-inducing impacts. The comment does not include any specific facts or information that would indicate any deficiency in the EIR; therefore, no changes in the environmental document are necessary.

9.5.11 Beth Ralston

[EXT]Dana Reserve Project

Beth Ralston <mesagirl@verizon.net>

Thu 7/14/2022 4:01 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

I just finished listening to the Zoom presentation.

I have quite a few concerns that I want to voice. Please bare with me here :) This won't be short lol

- The impact on the wildlife, which I don't believe was addressed, I fear will be very destructive. Removing 4,000 mature oak trees seems crazy to me. We love our oak trees. They provide habitats to many different animals, including our amazing raptors. Here is a link to a short 4 minute video where a docent explains why Oak Trees are so important for our wildlife. <https://www.youtube.com/watch?v=iYP-RXqbvm0>

Coyotes, deer, squirrels, opossums, skunks, raccoons are just a few of the animals that will be impacted. Now add to that all of the birds that will be impacted with the removal of the trees where they nest.

I don't agree with the idea that we should be pushing out wildlife for humans. We've already done that in Nipomo and we are already feeling the detriment of the removal of all of the Eucalyptus trees for the building of Trilogy. Plus people know want to kill the wildlife that is trying to maintain an existence here because those that move here find them to be a nuisance. Won't the same thing happen here?

- Population problems. This will increase our population quickly! 1300 homes, some of which are multi family!! If you go best case scenario there will be say 5 people per household. That would be 6500 more people into an already badly impacted area. Tefft is a nightmare still, we have 1 grocery store, 3 gas stations, 2 pharmacies, and of course no real sheriff station and 1 fire station. This just seems way too large of a project for Nipomo to handle (or want).

- It won't match the rural area we all moved here for. A lot of people here moved from So Cal to get away from exactly what seems to be projected. Tightly packed cookie cutter homes. I highly suggest lowering the number of homes, and increasing the property per house. I left an area where we were on about 1/4 or so of an acre. I think to match the homes that surround it, the homes should be situated on 1/2 acres lots.

- Water water water!!! Severe drought doesn't seem like building something of this magnitude is smart.

- Traffic - obviously this will increase traffic locally and as I already stated, we are struggling already with our current population.

- Schools - our schools are already heavily full. Are you planning on building a new Elementary School? Middle School? High School? We honestly do not have the funds now to support our school kids. My son grew up here and went through the local public schools from Nipomo Elementary through NHS. Nipomo High School especially was lacking in classes for the kids. All of his classes all through his education were very full. Adding a large group of children to this area again, doesn't seem smart.

I really could go on and on.

What it basically comes down to is, I think that this project is way to large for Nipomo to handle currently (or ever honestly). Way too dense for certain. Will have negative impacts on the local wildlife and losing all of those Oak Trees seems unconscionable.

I would cut the housing at least by half, put them on larger lots, and hopefully have all of them equipped with solar energy.

It would be nice to keep our "small town feel", provide homes for families for sure. But this IMHO should be done on a much smaller scale housing wise. Work around the trees! Work around the wildlife! Not the other way around.

BR-1

BR-2

BR-3

IBR-4

BR-5

BR-6

BR-7

BR-8

Thanks so much for taking the time to read through my concerns.

Beth Ralston
Resident here since 1998

9.5.11.1 Response to Letter from Beth Ralston

Comment No.	Response
BR-1	<p>This comment raises concern over impacts to biological resources, including oak trees, native habitats, raptors, and common wildlife species. Refer to MR-3 and AG-2, which responds to comments related to loss of oak trees and impacts to other biological resources. As evaluated in Section 4.4, <i>Biological Resources</i>, the project would result in significant impacts to special-status plant species and sensitive natural communities that would constitute a net loss of species and habitat diversity in the county. The applicant would be required to mitigate for the loss of California spineflower, sand buck brush, and sand almond at a 1:1 mitigation ratio in BIO/mm-4.1. However, it is reasonable to assume that a portion of replanted plants would not successfully establish, and therefore would constitute a net loss for these species. Of the 3,943 oak trees to be removed, the mitigation only requires the applicant to plant replacement trees for 194 of the trees being removed from habitats other than oak woodland and oak forest. At this level, this is a significant net loss of oak trees and acreage of oak woodlands in the County. As such, this issue area was classified as a Class I impact, which is consistent with the intent of this comment.</p> <p>Special-status birds and raptors, such as Cooper's hawk, oak titmouse, white-tailed kite, and Nuttall's woodpecker, may be adversely affected by the loss of nesting and foraging habitat in oak and chaparral habitats. Loss of grassland habitat could adversely affect foraging raptors and ground nesting birds. Incremental habitat loss on a regional scale may adversely affect special-status birds. Mitigation Measure BIO/mm-7.1 has been identified to reduce impacts to special-status birds and raptors. Further, the loss of approximately 93% of available habitat on the property will adversely affect American badger, woodrat, sensitive bat species, and numerous common species, such as coyote (<i>Canis latrans</i>), black-tailed jackrabbit (<i>Lepus californicus</i>), and California ground squirrel through loss of available denning/roosting sites, reduction in prey base, loss of protective cover, predation by domestic animals (dogs and cats), increased vehicle traffic, and increased nighttime lighting and noise. Mitigation Measures BIO/mm-14.1, BIO/mm-15.1, and BIO/mm-18.4 have been included to address these impacts. This comment is consistent with the evaluation of the EIR; therefore, no changes to the environmental document are necessary.</p>
BR-2	<p>This comment expresses concern related to the population growth within the community of Nipomo. As evaluated in Section 4.14, <i>Population and Housing</i>, of the DRSP EIR, implementation of the project would allow for the future construction of 831 single-family dwelling units, 458 multi-family dwelling units, and 152 ADUs. According to the U.S. Census Bureau, the average household size in Nipomo between 2015 and 2019 was 3.16. Based on the average local household size in Nipomo, future buildout of DRSP residential land uses is anticipated to result in a residential population increase of approximately 4,555. In addition to proposed residential land uses, the DRSP would allow for the future phased development of village commercial and flex commercial uses, which would generate new jobs. Based on Table 1A in the SCAG <i>Employment Density Study Summary Report</i>, the project would generate approximately 273 new employees. Therefore, the proposed project has the potential to facilitate a population growth of 4,828. The EIR identified that this level of growth would further affect the jobs-to-housing balance within the community. As such, this section of the EIR concluded that an increase of 4,286 new people within the community would result in a Class I impact related to population and housing growth; therefore, concern related to substantial population growth expressed in this comment is consistent with the evaluation included in the DRSP EIR. No changes in the environmental document are necessary.</p>
BR-3	<p>This comment suggests a reduction in the number of proposed residential uses and asserts that new homes should be situated on 0.5-acre lots. A range of project alternatives were evaluated in Chapter 5, <i>Alternatives Analysis</i>, including the Residential Rural Cluster Subdivision alternative (Alternative 3), which evaluates a future buildout scenario that is consistent with a cluster subdivision of the Residential Rural (RR) land use designation for the project site. Refer to AG-3, which responds to comments related to alternatives explored for the proposed project.</p>
BR-4	<p>This comment raises concern over the availability of water supply to serve the existing population and the proposed project during drought conditions. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments regarding the reliability of the NCS D water supply to serve the existing and projected populations during normal, single-dry, and multiple dry year conditions.</p>
BR-5	<p>This comment raises concern over the project's impact on existing traffic congestion issues within the community. Refer to JK-6 and JK-7, which responds to comments regarding traffic congestion and transportation improvements.</p>
BR-6	<p>This comment raises concern regarding the capacity of the Lucia Mar Unified School District (LMUSD) to serve the growth of school-aged children. As evaluated in Section 15, <i>Public Services</i>, although the project would increase the number of school-aged children in the community, the project would be subject to the payment of state taxes for public schools established by the Leroy F. Greene School Facilities Act and implemented by California Education Code Section 17620. As identified in California Government Code Section 65995(h), the payment of mandatory school development impact fees (through County Public Facilities Fees) ". . . is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." The comment does not include any specific</p>

Comment No.	Response
BR-7	facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact; therefore, no changes in the environmental document are necessary.
BR-8	This comment expresses concern regarding the density of the proposed project and the loss of trees and local wildlife as a result of the development. Refer to MR-3, JK-4, and BR-1, which addresses this comment. This comment suggests preserving the community's "small town feel" by reducing the number of homes and avoiding oak trees and wildlife and also suggests the use of solar. Refer to BR-3 and AG-3, which responds to project impacts related to a reduction in the number of homes associated with the proposed project and to AG-3 and JK-5, which responds to comments regarding an alternative site layout intended to reduce impacts to native habitat types. Refer to MR-3, which addresses comments related to the loss of oaks at the project site. As evaluated in Section 4.6, Energy, of the EIR, Proposed single-family residential dwellings would also be required to incorporate solar PV systems, per current building code requirements. Therefore, no changes to the environmental document are need.

9.5.12 Danna Weidner

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

July 14, 2022

Response to EIR on Dana Reserve Project in Nipomo
File # LPR 2020-00007

My husband and I have been residents of Nipomo for almost 5 years. After living in two other areas of SLO county we settled on Nipomo primarily because of its rural character. I have reviewed the EIR and have several concerns about this project.

I use the Willow Street exit off the 101 almost exclusively to avoid heavier traffic on Tefft. Adding a development of 1,289 homes will have a substantial impact on traffic both getting on and off the freeway and then on Willow itself. Because of the traffic impact, there will also be an increase in automobile emissions.

I am very concerned about the increased water usage this project would cause. Our water is already rationed (watering only 2 days/week) causing most folks to give up landscaping altogether. Our water rates are also already high. Adding 1,289 additional users will have a significant impact—forcing us to find additional sources of water and having rates climb even higher. As retired seniors who have rain collection barrels, only shower every other day and reuse every drop of interior water, we are unwilling and actually unable to do much more especially in the way of money.

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

I commend the planning department in a very thorough study; however, quality of life in our county is surely giving way to increased population. If we as residents wanted to live in a congested area with traffic issues, we would have stayed in our previous communities. I believe one large housing development (such as Trilogy) is enough for our small community.

I sincerely appreciate your consideration.

Danna M. Weidner

Danna M. Weidner

DMW-1

DMW-2

DMW-3

DMW-4

9.5.12.1 Response to Letter from Danna Weidner

Comment No.	Response
DMW-1	This comment raises concern regarding an increase in traffic congestion along Willow Road and associated vehicle emissions from an increase in vehicle congestion. The project includes improvements to Willow Road, including the widening of Willow Road and signalization at the Willow Road/Collector A intersection within existing right-of-way (ROW) areas, which be completed as part of the first phase of development and prior to certificate of occupancy for the residential uses (i.e., Neighborhoods 1, 2, 3, 5, and 10) and the village commercial, flex commercial, and educational uses. Additional improvements include restriping and implementation of a one-way stop-control at the Willow Road/Collector B intersection within existing ROW areas, which would be completed as part of the second phase of development and prior to certificate of occupancy for the residential uses (i.e., Neighborhoods 7, 8, and 9). As evaluated in the TIS prepared for the proposed project, proposed improvements would ensure implementation of the project does not increase vehicle congestion in these areas. Additionally, implementation of the project would reduce vehicle congestion along other roadways within the community, as discussed in JK-6 and JK-7. Further, a Class I impact related to an increase in VMT, and associated emissions was identified in the EIR, which is consistent with the intent of this comment. As such, no changes in the environmental document are necessary.
DMW-2	This comment raises concern over the availability of water supply to serve the existing community in addition to the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which addresses comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
DMW-3	This comment raises concern over the loss of oak trees and associated wildlife habitat at the project site and the potential to increase dust due to a reduced wind barrier created by the trees. Refer to MR-3, JK-4, and BR-1, which addresses comments related to the project's impacts related to the loss of oak trees, habitat loss, and wildlife. In addition, air quality modelling conducted for the proposed project takes wind speed, direction, and loss of existing vegetation into consideration in determining project impacts related to long-term air emissions. The EIR includes the results of the air quality modelling conducted for the project, which did not identify a long-term impact related to dust emissions. The comment does not include any specific facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact; therefore, no changes in the environmental document are necessary.
DMW-4	This comment raises concerns, including an increase in population and traffic congestion, and suggests that an additional large housing project in the community is not necessary. Refer to BR-2, which addresses the project's impacts related to an increase in population and JK-6, JK-7, and DMW-1, which addresses comments related to traffic congestion.

9.5.13 Dan Doberstein

[EXT]Dana Reserve Project

dan doberstein <dandober@yahoo.com>

Sat 7/16/2022 12:57 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

My wife and I have lived near this proposed project since 1996. It used be quite here. No more. We used not worry about water. No more. As I understand this project they will be adding thousands of residences?? Where is that water coming from? This is a real bad idea and should be refused/rejected.

Nipomo needs to go slow on growth...its already up by nearly 10 fold since we moved here. SLO BOS needs to stop pushing things they dont want in SLO city area (like high density housing) on south county.

Dan Doberstein

Nipomo

DaDo-1

DaDo-2

9.5.13.1 Response to Letter from Dan Doberstein

Comment No.	Response
DaDo-1	This comment raises concern over the population growth and availability of water supply for the existing community in addition to the proposed project. Refer to BR-2, which addresses the project's impacts related to an increase in population and MR-1 and GRe-1 through GRe-4, which addresses comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
DaDo-2	This comment asserts that the County Board of Supervisors (BOS) should cease large development in the South County area. Refer to BR-2, which addresses the project's impacts related to an increase in population. Ultimately, it will be the decision of the lead agency's decision-making body whether or not to reject or approve the proposed project or an alternative.

9.5.14 Deanna Talerico

[EXT]Dana Reserve Public Comment

Deanna T <scdeannad@hotmail.com>

Sat 7/16/2022 8:07 AM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hello,

As an Arroyo Grande resident and a nearby neighbor (off Summit Station Road) to the proposed project site, I am writing today to express my concern and **strong opposition** to the Dana Reserve Project. This area is beautiful, peaceful, and home to abundant native wildlife. Our area also already struggles with air pollution, habitat loss, and adequate water supply. A project with such dense infill, high population and housing, and the increased traffic, noise, light pollution, and demand on resources it would bring does not belong here among our mostly open land and large (but sparsely developed) parcels. Given what is proposed, using the name "Reserve" is deceiving and conniving.

DT-1

By looking over the EIR, it is obvious the project manager and those involved already know this. The proposed project would cause "significant impacts" to nearly every single environmental category or concern on the checklist: aesthetics, air quality, sensitive habitat, special-status animals and protected oaks, water resources, and is in conflict with state and/or local renewable energy, emergency response, and sustainable groundwater management plans. The negative impacts it would make would be **detrimental and permanent**, and are not able to be adequately mitigated. I urge you to look at all these factors and conclude that this project is **not suitable for the proposed site**.

DT-2

Thank you very much for your concern and time.

Deanna Talerico

9.5.14.1 Response to Letter from Deanna Talerico

Comment No.	Response
DT-1	<p>This comment expresses opposition to the proposed project and raises concerns, including native wildlife, habitat loss, air pollution, water supply, traffic congestion, noise, light pollution, and demand on existing resources. Refer to MR-3, BR-1, and JK-4, which responds to comments related to native wildlife and habitat loss; MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; and JK-6 and JK-7, which responds to comments related to traffic congestion and implementation of improvements.</p> <p>As evaluated in Section 4.1, <i>Aesthetics</i>, DRSP Design Guidelines include standards that address commercial, residential, and nonresidential outdoor lighting. The DRSP requires all lighting design and fixtures to be “dark-sky” compliant, consistent with the International Dark-Sky Association and/or County requirements. As evaluated in Section 4.13, <i>Noise</i>, A Noise Impact Study was prepared for the proposed project to determine impacts related to short- and long-term noise associated with the proposed project. Mitigation Measures N/mm-1.1 and N/mm-1.2 have been identified in the EIR to reduce short- and long-term increases in noise associated with the proposed project and ensure the project is consistent with the noise standards established in the County’s Land Use Ordinance. As evaluated in Section 4.15, <i>Public Services</i>, the project would be subject to the payment of fees to provide funding for maintenance of existing facilities and development of additional facilities. In addition, Mitigation Measure PS/mm-1.1 requires the applicant to set aside land to provide a location for future development of a new CAL FIRE station in the community. Concerns related to light pollution, noise, and public services have been addressed in the EIR and mitigation has been included where appropriate to address potential impacts. The comment does not include any specific facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact.</p> <p>In addition, the EIR identifies a Class I impact related to air quality emissions, which is consistent with the intent of this comment. Therefore, no changes to the environmental document are needed.</p>
DT-2	<p>This comment notes the project’s significant and unavoidable impacts and inconsistencies with applicable planning documents. This comment is consistent with the evaluation included throughout the EIR. The County has the discretion to approve (or disapprove) the proposed project based on these factors, which are called out in the EIR. Therefore, no changes to the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.</p>

9.5.15 Pam Howard

[EXT]Dana Reserve Project

howardsnest@frontiernet.net <howardsnest@frontiernet.net>

Tue 7/19/2022 8:46 AM

To: Jennifer Guetschow <jGuetschow@coslo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

I do LOVE the way the area is currently undeveloped. I love driving by on the freeway and see the cattle roaming and the beautiful oak trees. I do hope our city does not turn out to be like a lot of the beach cities in southern California. These are a few concerns I have about the project, seeing I am a resident in Nipomo:

How will this impact our schools?

How will it impact our water storage?

Can our sewer plant handle this large quantity of waste?

How will our streets and intersections handle the large amount of traffic?

I understand they will remove the old oak trees with smaller trees, how will this look?

How can our sheriff's handle the increase of population as they can not handle what they have now?

The post office can not handle what we have now and the parking lot is a disaster, what will happen with more people?

Nipomo is currently unincorporated, with this much population would the city now need to incorporate?

Will the design of the project be better than what is currently done on Tefft street, putting in center dividers with weeds?

The other side of the freeway does not have the beautiful oak trees, why not build there?

When our family comes to visit from the beach area in southern California, they always comment on the open land and how refreshing it is. I know progress has to take place but I think in this instance not all the research has been done on how that particular area will impact our little city, which is a jewel. Also with natural resources being strained, is this the right time for this project? PLEASE take a moment and reconsider this project.

Pam Howard
210 Brunos Ct.
Nipomo, ca. 93444

PH-1

IPH-2

IPH-3

IPH-4

IPH-5

IPH-6

IPH-7

PH-8

IPH-9

PH-10

IPH-11

PH-12

9.5.15.1 Response to Letter from Pam Howard

Comment No.	Response
PH-1	This comment expresses concerns related to the project's impacts related to the density of proposed housing and consistency with the existing rural character of the project area. Refer to BR-2, which addresses comments related to housing and population growth. As evaluated in Section 4.1, <i>Aesthetics</i> , DRSP Design Guidelines include standards that address commercial, residential, and nonresidential outdoor lighting. The DRSP requires all lighting design and fixtures to be "dark-sky" compliant, consistent with the International Dark-Sky Association and/or County requirements. As evaluated in Section 4.13, <i>Noise</i> , a Noise Impact Study was prepared for the proposed project to determine impacts related to short- and long-term noise associated with the proposed project. Mitigation Measures N/mm-1.1 and N/mm-1.2 have been identified in the EIR to reduce short- and long-term increases in noise associated with the proposed project and ensure the project is consistent with the noise standards established in the County's Land Use Ordinance. Additionally, as evaluated in Section 1, <i>Aesthetics</i> , of the DRSP EIR, implementation of the project would alter the existing visual character of the rural project area and was also classified as a Class I impact. As such, concern related to the alteration of the visual character of the project site is consistent with the evaluation included in the DRSP EIR; therefore, no changes in the environmental document are needed.
PH-2	This comment raises concern regarding the capacity of the Lucia Mar Unified School District (LMUSD) to serve the growth of school-aged children. Refer to BR-6, which addresses comments related to public schools.
PH-3	This comment expresses concern related to the reliability of water supply. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to the availability during normal, single-dry, and multiple-dry year conditions.
PH-4	This comment expresses concern over the ability for of the Southland WWTP to treat an increase in wastewater. The project includes the implementation of off-site water and wastewater improvements that were identified by the NCS D in the <i>Dana Reserve Water and Wastewater Service Evaluation</i> as necessary to serve the existing service area in addition to the proposed project. These are described in Chapter 2, <i>Project Description</i> , and Section 4.19, <i>Utilities and Service Systems</i> of the EIR. As evaluated in Section 4.19, <i>Utilities and Service Systems</i> of the EIR, implementation of these improvements would ensure the NCS D would have adequate capacity to treat future wastewater flows from the proposed project and projected growth within the NCS D service area. The comment does not include any specific facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact. As such, no changes in the environmental document are needed.
PH-5	This comment expresses concern over an increase in traffic. Refer to DMW-1, JK-6, and JK-7, which addresses <u>address</u> comments related to an increase in traffic congestion and implementation of transportation system improvements.
PH-6	This comment expresses concern regarding the change in visual character of the project area as a result of oak tree removal at the project site. Refer to BR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
PH-7	This comment raises concern regarding the increase in demand on the County Sheriff. The construction of a new patrol station is included in the County's Capital Improvement Plan. As discussed in Section 15, <i>Public Services</i> , the project would be subject to the payment of Public Facilities Fees through a Development Agreement by the project applicant and/or prior to issuance of construction permits for subsequent development would provide the project's share of funding for expanded police services and facilities. The comment does not include any specific facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact. Therefore, no changes in the environmental document are needed. Refer to MR-2, which provides a detailed response related to the provision of emergency services.
PH-8	This comment raises concern over the increase in demand on other public services (i.e., post office) in the community. As evaluated in Section 4.15, <i>Public Services</i> , the project would be subject to the payment of fees to provide funding for maintenance of existing facilities and development of additional facilities. The County has discretion to use public facilities fees for projects identified in the County's Capital Improvement Plan. The comment does not include any specific facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact. Therefore, no changes in the environmental document are needed.
PH-9	This comment requests clarity as to whether implementation of the proposed project and associated population growth would require the community of Nipomo to be incorporated. This comment does not identify a deficiency in the EIR; therefore, no changes in the environmental document are needed.
PH-10	This comment raises concern over the design of the proposed off-site transportation improvements. Refer to JK-7, which responds to comments regarding off-site transportation improvements.

Comment No.	Response
PH-11	This comment suggests looking at alternative locations for the proposed project in order to reduce impacts to oak trees at the project site. Refer to SSh(1)-5, which responds to comments regarding an alternative location for this project. Additionally, refer to MR-3 and AG-3, which responds to comments regarding project alternatives to reduce impacts to oak trees at the project site.
PH-12	This comment raises concern regarding an increase in growth in the community and states opposition to the proposed project. Refer to BR-2, which addresses the project's impacts related to an increase in population.

9.5.16 Lawrence E. Cools

🗑️ Delete 📁 Archive 🛡️ Report ↩️ Reply ↶ Reply all ➜ Forward 📧 📎 🚩

[EXT]Fwd: Agenda item B-1 Dana Reserve Study Session July 21, 2022

MC Margo Cools <2coolsaints@att.net> ☀️ 📧 📎 📧 📧 ↩️ ↶ ➜ ...
To: Jennifer Guetschow Wed 7/20/2022 7:38 PM

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Subject: Fwd: Agenda item B-1 Dana Reserve Study Session July 21, 2022

From: <2coolsaints@att.net>
Date: July 20, 2022 at 7:26:00 PM PDT
To: mbing@slolafco.com
Subject: Agenda item B-1 Dana Reserve Study Session July 21, 2022

Respectfully To All Commissioners:

As a long time resident of Nipomo living in the neighborhood adjacent to the proposed Dana Reserve Development, I strongly oppose this project for all the reasons which you have already heard and received from other residents and concerned parties. This project in its current form would be devastating to the character and environment of Nipomo, always cherished in this community. Please also take into account the indisputable fact that the western United States is in the midst of both a long term serious drought and economic downturn. There is no ability to predict when or how either of these situations might end.

Respectfully,
Lawrence E. Cools

LEC-1

↩️ Reply ➜ Forward

9.5.16.1 Response to Letter from Lawrence E. Cools

Comment No.	Response
LEC-1	This comment raises concern regarding neighborhood compatibility, drought, and economics. Refer to PH-1, which addresses comments related to neighborhood compatibility and MR-1 and GRe-1 through GRe-4, which responds to comments related to the availability during normal, single-dry, and multiple-dry year conditions. Economic impacts are generally not considered environmental impacts under the CEQA and only require discussion if the impacts would have a negative impact on the physical environment, or if the impacts would result in growth-inducing impacts. As such, no changes in the environmental document are needed. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.17 Margaret Cools

🗑️ Delete 📁 Archive 🛡️ Report ↩️ Reply ↶ Reply all ➡️ Forward 📧 📎 🚩

[EXT]Fwd: Agenda item B-1 Dana Reserve Study Session July 21, 2022

MC Margo Cools <2coolsaints@att.net> ☀️ 📧 📎 📧 📧 ↩️ ↶ ➡️ ⋮
To: Jennifer Guetschow Wed 7/20/2022 7:40 PM

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Subject: Fwd: Agenda item B-1 Dana Reserve Study Session July 21, 2022

Respectfully To All Commissioners:

As a long time resident of Nipomo living in the neighborhood adjacent to the proposed Dana Reserve Development, I strongly oppose this project for all the reasons which you have already heard and received from other residents and concerned parties. This project in its current form would be devastating to the character and environment of Nipomo, always cherished in this community. Please also take into account the indisputable fact that the western United States is in the midst of both a long term serious drought and economic downturn. There is no ability to predict when or how either of these situations might end.

Respectfully,
Margaret Cools

↩️ Reply ➡️ Forward

MC-1

9.5.17.1 Response to Letter from Margaret Cools

Comment No.	Response
MC-1	This comment raises concern regarding neighborhood compatibility, drought, and economics. Refer to LEC-1, which addresses these issues.

9.5.18 Matt Kobliska

Jennifer Guetschow
San Luis Obispo County Department of Planning and Building
976 Osos St., Room 300
San Luis Obispo, Ca 93408

RE: Concerns for development in Nipomo off Willow Rd and DEIR

July 20, 2022

Let me start with the traffic studies that have been conducted on Ten Oaks. Even though they show excessive traffic on Ten Oaks, they are not even close to accurate on the actual traffic. The study was in July and the second week of December/first two weeks of January. This is the time when the high school is out of session. Traffic on our street is triple what has been recorded when the high school is in session. I have a camera that records our traffic daily...you are welcome to review it any time.

Ten Oaks is used as a cut-through for ALL people avoiding Tefft Street in the morning and afternoon. The addition of a traffic signal on the intersection of Willow and Pomeroy was supposed to alleviate traffic on our street. It has increased traffic...I guess folks do not want to wait at the light or travel the extra mile.

Everyone who lives in Nipomo knows to avoid Tefft Street at high traffic times (morning, late afternoon, weekends). This new development will bring an additional 3,000 cars to a 1-mile square radius...with two exits onto Willow. Cars leaving this development will all use the north exits on to Willow ...even if destination is south. This will create the same problems we now have on Tefft. Is the plan to add additional traffic lights on Willow at the egress? How will you mitigate the traffic back-up to enter/exit the freeway at Willow? With all these additional vehicles attempting to exit/enter this development during high traffic times, it will also increase the traffic on surrounding streets...adding to existing traffic through our neighborhood from all avoiding Tefft Street.

The county's original plan was to extend Hetrick from Pomeroy to Willow. In doing so, they made the entrance from Willow to Hetrick look like a major intersection...inviting all to drive through our neighborhood. We have eighteen wheelers, school buses, tractors, and dump trucks traveling daily through our streets that were not designed for this traffic.

Major street improvements must be completed PRIOR to the start of this development. The proposed two cut throughs for this development ARE NOT improvements and will not stop cut throughs to existing neighborhoods. They will turn Willow into the same problems we have on TEFT and ADD additional traffic through our neighborhood. Hetrick needs to be a straight shot from Pomeroy to Willow. Willow will need to be four lanes from Pomeroy to east of the highway 101...and the freeway off ramps will need work as well. What is the plan to mitigate an additional 3,000 cars moving during high traffic hours in a ¼ mile stretch?

I disagree with this development. Too many homes consolidated on small lots will create traffic that cannot be mitigated. The current home make-up for this area is homes on 1+acre. Let us keep it this way.

Matt Kobliska
855 Ten Oaks Way
Nipomo, Ca 93444

MK-1

MK-2

MK-3

MK-4

MK-5

MK-6

9.5.18.1 Response to Letter from Matt Kobliska

Comment No.	Response
MK-1	This comment expresses concern over an increase in traffic. Refer to DMW-1, JK-6, and JK-7, which addresses address comments related to an increase in traffic congestion and implementation of transportation system improvements.
MK-2	This comment expresses concern over an increase in traffic along local roadways. Refer to DMW-1, JK-6, and JK-7, which addresses comments related to an increase in traffic congestion and implementation of transportation system improvements.
MK-3	This comment expresses concern over an increase in traffic. Refer to DMW-1, JK-6, and JK-7, which addresses comments related to an increase in traffic congestion and implementation of transportation system improvements.
MK-4	This comment expresses concern over an increase in traffic. Refer to DMW-1, JK-6, and JK-7, which addresses comments related to an increase in traffic congestion and implementation of transportation system improvements.
MK-5	This comment asserts the proposed roadway improvements need to be conducted prior to development. Refer to DMW-1, JK-6, and JK-7, which addresses comments related to an increase in traffic congestion and implementation of transportation system improvements, including phasing.
MK-6	This comment suggests denial of this project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. Additionally, refer to AG-3, which responds to comments regarding project alternatives to reduce the density of proposed homes at the project site.

9.5.19 Chris Santala

[EXT]Comments on DEIR for Dana Reserve Specific Plan

chris santala <chris.santala@gmail.com>

Wed 7/20/2022 8:46 AM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hello Jennifer,

I am a member of the Nipomo Action Committee, a group recently formed to voice our concerns for the proposed Dana Reserve Development. My specific comments on the DEIR are as follows:

1. Reduce the density of the housing/infrastructure to minimize oak tree, air, traffic, and noise impacts.

CSa-1

2. Why are only 194 oaks (of the ~4,000) being counted towards replacement planting of 4:1? I see that the majority of the oak mitigation is *preservation* of oaks at "Dana Ridge". Seems to be a lenient oak impact mitigation strategy. More individual oaks should be included in replacement planting to minimize the loss of oak woodland habitat On-Site. If the housing density is reduced (#1 above), there will be more space to plant oaks onsite.

CSa-2

3. If current oak mitigation strategy goes through - I suggest allowing public access (trails) to create a "Dana Ridge Preserve", similar to the Pismo Preserve. In the future, other landowners could add property to Dana Ridge Preserve, possibly even connecting to the Dana Adobe.

CSa-3

4. Require the developer to construct a separate/ protected bike/pedestrian path to Nipomo High School, the Nipomo Community Park, and "Uptown". The reason is to create a community connection to the rest of Nipomo (not just more roads), and to reduce automobile use. Without "connection" this is just another giant development forced into unincorporated Nipomo because the cities of SLO, Pismo, Paso, AG etc don't want "affordable housing" or any other massive projects in their backyard. The County has the power to help improve Nipomo and make it an example of how we can create communities that are connected and bike and pedestrian friendly.

CSa-4

Thank you,
Chris

9.5.19.1 Response to Letter from Chris Santala

Comment No.	Response
CSa-1	This comment suggests reducing the density of the proposed residential uses to minimize impacts to oak trees, air quality, traffic, and noise. Refer to MR-3, JK-4, and AG-3, which addresses comments related to project alternatives, including a rural residential development project alternative.
CSa-2	This comment raises concern over the loss of oak trees at the project site and the adequacy of mitigation included in the EIR to address impacts to oak trees. Refer to MR-3 and JK-4, which addresses impacts related to the loss of oak trees at the project site.
CSa-3	This comment suggests creating trails at the off-site oak mitigation area to allow for public use and extension of the mitigation area to Dana Adobe. Refer to MR-3 and JK-4, which addresses this comment.
CSa-4	This comment suggests creating a bicycle/pedestrian path to Nipomo High School, the Nipomo Community Park, and "Uptown." The project includes the construction of off-site transportation improvements as discussed in JK-7. These improvements were identified by the County to address an increase in vehicles along local roadways associated with the proposed project. According to CEQA Guidelines, a project is only required to implement improvements necessary to serve the proposed project. Additionally, the project includes the construction of pedestrian, bicycle, and transit facilities for the community. Therefore, additional improvements to the transportation system would not be the responsibility of the applicant. As such, no changes in the environmental document are needed.

9.5.20 Elizabeth Scroggs

[EXT]SLO County Planning Commission Dana Reserve Project

Beth Scroggs <b-scroggs@msn.com>

Thu 7/21/2022 9:02 PM

To: Jennifer Guetschow <jguetschow@co.slo.ca.us>

Cc: Beth Scroggs <b-scroggs@msn.com>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

To the SLO County Planning Commission

c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issues which concern me most are:

- Biological impacts: 3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed. These impacts are not replaceable.
- Transportation -increased traffic, impacts on many roads throughout Nipomo that are not designed for this increased level of traffic
- Land Planning: multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project.

Our small town relies on the County to do right by us. I can understand the desire for a development in Nipomo because there are housing needs and land is cheaper than in Arroyo Grande. There is plenty of treeless open land east of Highway 101 that wouldn't require the destruction of almost 4000 native oak trees.

As a Citizen of Nipomo I respectfully request that another location should be found or, if not, the number of homes needs to be significantly reduced. Please deny this project in its current form until 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.

Thank you for your consideration.

Dated July 21, 2022 Signed: Elizabeth Scroggs

Email contact: b-scroggs@msn.com

ES-1

ES-2

ES-3

ES-4

ES-5

9.5.20.1 Response to Letter from Elizabeth Scroggs

Comment No.	Response
ES-1	This comment raises concerns regarding the project's impacts to biological resources. Refer to MR-3 and JK-4, which address comments related to loss of oak trees and BR-1, which addresses comments related to habitat loss and wildlife.
ES-2	This comment raises concerns regarding an increase in traffic congestion. Refer to JK-6, JK-7, and DMW-1, which addresses comments related to traffic congestion in the community.
ES-3	This comment identifies inconsistencies between the proposed project and applicable planning documents. This issue is evaluated in Section 4.11, <i>Land Use and Planning</i> , which concludes that there is a Class I impact related to the project's consistency with applicable plans. Therefore, the evaluation included in the EIR is consistent with the intent of this comment and no changes to the environmental document are needed.
ES-4	This comment suggests looking at alternative project locations to reduce impacts to oak trees at the project site. Refer to SSh(1)-5, which responds to comments regarding an alternative location for this project. Additionally, refer to MR-3 and AG-3, which responds to comments regarding project alternatives to reduce impacts to oak trees at the project site.
ES-5	This comment suggests looking at alternative locations for the proposed project or reducing the number of proposed residential dwellings. Refer to SSh(1)-5, which responds to comments regarding an alternative location for this project and AG-3, which addresses comments related to a rural residential development project alternative.

9.5.21 Nancy Damron

[EXT]Dana Reserve Project

Nancy Lee <nancylee1313@yahoo.com>

Fri 7/22/2022 10:11 AM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Jennifer Guetschow,

I am voicing my opposition to this project as there are too many issues that cannot be satisfactorily mitigated. These issues include (1) the extreme size of the project, (2) the removal of almost 4,000 oak trees which are irreplaceable, (3) over-density of the project resulting in damage to the environment, increased traffic, increased water usage in a drought, and (4) insufficient public services to handle the increase in population, such as law enforcement (already too few sheriffs), fire department, and medical providers and services. The Draft Environmental Impact Report (DEIR), fails to properly address these issues.

Due to these, and other, significant impacts of the project, I request that this project be denied. If it is to be considered further, it should be considered sometime down the road when the drought has eased and a more reasonable plan may be proposed.

Thank you for your consideration.

Nancy Damron

NDa-1

9.5.21.1 Response to Letter from Nancy Damron

Comment No.	Response
ND-1	<p>This comment identifies the project's impacts related to density, loss of oak trees at the project site, traffic, water use, and public services. Refer to BR-2, which responds to comments related to population growth; MR-3 and JK-4, which responds to comments related to loss of oak trees at the site; MR-1 and GRe-1 through Gre-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; and JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.</p> <p>As evaluated in Section 4.15, <i>Public Services</i>, the project would be subject to the payment of Public Facilities Fees through a Development Agreement by the project applicant and/or prior to issuance of construction permits for subsequent development would provide the project's share of funding for expanded police services and facilities. The project would also be subject to the payment of fees to provide funding for maintenance of other existing public facilities and development of additional public facilities. In addition, Mitigation Measure PS/mm-1.1 requires the applicant to set aside land to provide a location for future development of a new CAL FIRE station in the community. The comment does not include any specific facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact. Therefore, no changes in the environmental document are needed. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.</p>

9.5.22 Cheryl Eastman

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issue which concerns me most is (circle item/highlight or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
 - Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

CE-1
CE-2

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.

CE-3

DATE: 7-22-22 SIGNED: Cheryl Eastman
email: Tupperchery@gmail.com

*copy this letter into your word processing program.

Highlight or circle your concern from list.

Date/Sign/add email.

Copy and paste into your email program.

send to jguetschow@co.slo.ca.us

OR

mail to: Department of Planning and Building

ATTN: Dana Reserve/Jennifer Guetschow

976 Osos Street, Room 300

San Luis Obispo, CA 93408

MUST BE RECEIVED BY AUGUST 1

9.5.22.1 Response to Letter from Cheryl Eastman

Comment No.	Response
CE-1	This comment identifies inconsistencies between the proposed project and applicable planning documents. Refer to ES-3, which addresses this comment.
CE-2	This comment raises concerns regarding the project's impacts to biological resources. Refer to MR-3, JK-4, and BR-1, which address comments related to loss of oak trees, habitat, and wildlife.
CE-3	This comment suggests that the limited social and economic benefits would not outweigh significant impacts associated with the proposed project. Social and economic impacts are generally not considered environmental impacts under the CEQA and only require discussion if the impacts would have a negative impact on the physical environment, or if the impacts would result in growth-inducing impacts. As such, no changes in the environmental document are needed. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.23 Rachael Hazen

Received 7-20-22 from USFS R.A. Hazen
1847 Black Sage Cir. 7-22-22
Nipomo, CA: 93444

Dept. of Planning & Building
Jennifer Gustaschaw:

I have read what is planned for the Dana Reserve in Nipomo and strongly object to the project. Mowing down almost 4,000 oak trees is an extreme act of poor judgement in our time of climate change crisis. Add to that an extreme once every 1500 years drought in our area and those alone add up to imprudent action. Then add up all the negatives the EIR has shown to those. We do not have the water for this project. It will negatively affect our air quality and our traffic. You cannot replace almost 4,000 200 year old oaks with some saplings on the other side of the freeway. Please reject this project. Put in high density housing on open land without oaks - somewhere where you have water.

Thank you, Rachael Hazen,
Black Lake.

RH-1
RH-2
RH-3
RH-4
RH-5
RH-6

9.5.23.1 Response to Letter from Rachael Hazen

Comment No.	Response
RH-1	This comment raises concern over the loss of oak trees at the project site. Refer to MR-3 and JK-4, which addresses impacts related to the loss of oak trees at the project site.
RH-2	This comment raises concern over water availability during existing drought conditions. Refer to MR-1 and GRe-1 through GRe-4, which addresses comments related to availability of water supply in normal, single-dry, and multiple-dry year conditions.
RH-3	This comment suggests there is not adequate water supply to serve the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which addresses comments related to availability of water supply in normal, single-dry, and multiple-dry year conditions.
RH-4	This comment expresses concern over the project's impacts related to air quality and traffic. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements. In addition, the EIR identifies a Class I impact related to air quality emissions, which is consistent with the intent of this comment. As such, no changes in the environmental document are needed.
RH-5	This comment raises concern over the loss of oak trees at the site, which would alter the visual character of the project site. Refer to MR-3 and JK-4, which addresses impacts related to the loss of oak trees and alteration of the visual character of the site.
RH-6	This comment identifies this commenter's opposition to the proposed project and suggests an alternative location for the development. Refer to SSh(1)-5, which responds to comments regarding an alternative location for this project.

9.5.24 Samantha Myers

[EXT]A letter of concern regarding the Proposed Dana Reserve Project

Gmail <spoblitz@gmail.com>

Fri 7/22/2022 8:25 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Attn: Jennifer Guetschow I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo. After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issue which concerns me most is (circle item/highlight or write in your greatest concern): • Housing (imbalanced housing vs job creation, which also increases traffic) • Transportation (increase traffic, impacts on many roads throughout Nipomo) • Air Quality • Greenhouse Gas Emission • Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project) • Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed) • Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR 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: July 22, 2022

SIGNED: Samantha Myers

Email: spoblitz@gmail.com

SM-1

9.5.24.1 Response to Letter from Samantha Myers

Comment No.	Response
SM-1	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, biological resources, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; ES-3, which addresses comments related to applicable planning policies; MR-3, BR-1, and JK-4, which addresses comments related to habitat loss, wildlife, and oak trees; and CE-3, which addresses comments related to social and economic impacts. In addition, the EIR identifies a Class I impact related to air quality and greenhouse gas emissions, which is consistent with the intent of this comment. As such, no changes in the environmental document are needed.

9.5.25 Gail Roberts

[EXT]Strong opposition to the Dana Reserve Project

gail roberts <gatoberts@gmail.com>

Fri 7/22/2022 1:51 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Jennifer Guetschow
Department of Planning and Building
County of San Luis Obispo Planning and Building Department
976 Osos St Room 300
San Luis Obispo, CA 93408

Re: The Dana Reserve Project:

Dear Ms. Guetschow:

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development proposal to include 288 acres in the Unincorporated Community of Nipomo. My family has lived in Nipomo for 22 years, and moved here because it was a green and rural community. We did not choose to live in a densely populated over-developed area in California, and do not want to live in one now.

After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issues which concern me most are:

- The densely packed housing plans (imbalanced housing vs job creation)
- Traffic, especially the impact on Willow Road (already a high-speed truck route) and Pomeroy Road
- Air quality and increased greenhouse gas emissions from an influx of thousands of new residents and cars
- Land planning distortions. Multiple elements of the project are out of alignment with the South County area plan, including how this land was intended to be developed vs the present project. The project contrasts dramatically with current residential homes, and telling residents with acreage to "get over it" as an official did at a recent discussion of the project reflects an unwarranted hostility to people who have been part of this community for years.
- Biological impacts - 3,948 mature, protected coast live oak trees to be removed, some of the last contiguous oak woodlands on the Nipomo Mesa, supposedly to be replaced by oak saplings not suitable for residential landscaping. For a detailed analysis of the environmental impacts of this proposed development, I expect you are familiar with the July 2021 letter from the California Native Plant Society sent to your office. Unfortunately none of their concerns appear to have been addressed to date.
- And most importantly for an arid region in the midst of extreme drought conditions - Water. It defies belief that this project was not immediately denied for that reason alone. There is not enough water for current residents and businesses in Nipomo, as we are reminded every month in our ever-increasing water bills. The theoretical possibility of purchasing and importing more water from Santa Maria seems an expensive and far-from-assured 'solution.'

The limited social and economic benefits of the Dana Reserve Project do not outweigh the many significant negative impacts of unchecked growth. As a citizen of Nipomo, I ask that this project be denied. Unless the world changes dramatically in the next few years there will never be enough water to support the largest proposed housing development in this area for 25 years. We owe it to Nipomo to preserve the quality of life for existing residents and retain the natural beauty of the land given to Captain Dana in 1837.

Sincerely yours,

Gail Roberts
gatoberts@gmail.com

GRo-1

IGRo-2
IGRo-3

GRo-4

GRo-5

GRo-6

GRo-7

9.5.25.1 Response to Letter from Gail Roberts

Comment No.	Response
GRo-1	This comment expresses concerns related to the project's impacts related to the density of proposed housing. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance.
GRo-2	This comment expresses concern related to traffic congestion along Willow Road and Pomeroy Road. Refer to DMW-1 and JK-6 and JK-7, which addresses comments related to an increase in traffic along Willow Road, Tefft Street, and other local roadways associated with the proposed project.
GRo-3	<p>This comment addresses concerns of the project's impacts related to air quality and greenhouse gas emissions. As evaluated in Section 4.3, <i>Air Quality</i>, of the EIR, with implementation of Mitigation Measures AQ/mm-3.1 and AQ/mm-3.2, construction-related emissions would not exceed SLOAPCD's daily or quarterly Tier 2 significance thresholds. Mitigation Measure AQ/mm-3.3 has been included to require implementation of SLOAPCD-recommended mitigation measures to reduce long-term operational air quality pollutant emissions. Additional mitigation measures, in addition to SLOAPCD recommended measures, have also been included to further reduce operational emissions. The proposed project includes California Air Pollution Control Officers Association (CAPCOA)-recommended VMT reduction strategies within its site design, and Mitigation Measure TR/mm-3.1 has also been included to reduce VMT and associated emissions. With implementation of Mitigation Measures AQ/mm-3.3 and TR/mm-3.1, operational annual emissions would be reduced to below SLOAPCD's significance threshold; however, daily emissions would continue to exceed SLOAPCD's significance threshold. As such, this issue area has been identified as a Class I impact, which is consistent with the intent of this comment.</p> <p>As evaluated in Section 4.8, <i>Greenhouse Gas Emissions</i> of the DRSP EIR, With implementation of Mitigation Measures AQ/mm-3.1, AQ/mm-3.3, GHG/mm-1.1, and TR/mm-3.1, operation of the Specific Plan Area would have a less-than-significant impact on the environment related to GHG emissions. However, a Class I impact was identified as a result of the project's inconsistency with applicable GHG-reduction plans due to exceedance of VMT thresholds of significance. Therefore, construction and operation of the DRSP area would not exceed GHG emissions thresholds but would contribute to regional VMT in a manner that is inconsistent with strategies intended to reduce GHG emissions. As such, this issue area has been identified as a Class I impact, which is consistent with the intent of this comment. Therefore, no changes in the environmental document are needed.</p>
GRo-4	This comment expresses concerns related to the project's impacts related to consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
GRo-5	This comment expresses concerns related to the project's impacts related to biological resources. Refer to MR-3, BR-1, and JK-4, which addresses comments related to habitat loss, wildlife, loss of oak trees, and alteration of the visual character of the project site.
GRo-6	This comment raises concern over the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
GRo-7	This comment expresses concerns related to social and economic impacts and availability of water supply. Refer to CE-3, which addresses comments related to social and economic impacts and MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.

9.5.26 Deah Rudd

[EXT]Dana Reserve Project SLO Planning Commission c/o Jennifer Guetschow

deah rudd <deahrudd@att.net>

Fri 7/22/2022 11:32 AM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

Cc: deah rudd <deahrudd@att.net>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

To SLO Planning Commission re Dana Reserve Project: SLO Planning Commission c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

Department of Planning and Building ATTN: Dana Reserve/Jennifer Guetschow 976 Osos Street, Room 300 San Luis Obispo, CA 93408

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo. After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable **Significant Class 1 issue which concerns me most is Water loss: our dropping water table. We have had to drill a new well at 1189 Mesa View Dr., Arroyo Grande and our neighboring property at 1195 well which was drilled only about 12 years ago is in need of drilling deeper for water; property without water is useless and valueless; and in addition the following:** • Housing (imbalanced housing vs job creation, which also increases traffic) • Transportation (increase traffic, impacts on many roads throughout Nipomo) • Air Quality • Greenhouse Gas Emission • Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project) • Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed) • Water and public services; not determined to be a class 1 issue in the EIR including but not limited to all of the aforementioned. 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 Mesa, 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.

DRu-1

DRu-2

DRu-3

DRu-4

DATE: 7/22/22 SIGNED: Deah Rudd email: deahrudd@att.net
_deahrudd@att.net phone: 805-710-2730

9.5.26.1 Response to Letter from Deah Rudd

Comment No.	Response
DR-1	This comment raises concern over the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
DR-2	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, and biological resources. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; MR-3 and BR-1, which addresses comments related to habitat loss and wildlife, and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
DR-3	This comment expresses concern related to availability of water supply and public services. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year condition. Refer to MR-2, BR-6, PH-7, and PH-8, which responds to comments related to public services. As evaluated in Section 4.15, <i>Public Services</i> , the project would be subject to the payment of fees to provide funding for maintenance of existing facilities and development of additional facilities. In addition, Mitigation Measure PS/mm-1.1 requires the applicant to set aside land to provide a location for future development of a new CAL FIRE station in the community. Therefore, no changes in the environmental document are needed.
DR-4	This comment expresses concerns related to social and economic impacts and availability of water supply. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.27 Julie Tacker

From the Desk of Julie Tacker

July 22, 2022

San Luis Obispo County Planning & Building Department
976 Osos Street, Room 200
San Luis Obispo, CA 93408
Attention: Trevor Keith, Director

Draft Environmental Impact Report (DEIR) for the Dana Reserve Specific Plan (PLN1118, SUB2020-00047, LRP2020-00007, ED21-094) Request for comment period to be extended.

Dear Mr. Keith,

On June 16, 2022 a Notice of Availability for the above referenced project was issued. On June 22nd, nearly a week after the published notice, Jeff Edwards and I attempted to access the county's web-link to the Dana Reserve Specific Plan DEIR and were unable to. Upon discovery of the web-link being inoperable, Mr. Edwards immediately notified, by email, Jennifer Guetschow, the planner on the project that he was having difficulty (email string attached). Later that day, during a Zoom meeting with Xzandrea Fowler and Schani Siong, Mr. Edwards also alerted them to the problem accessing the DEIR webpage.

Both Ms. Fowler and Ms. Guetschow were responsive. Ms. Fowler responded later June 22nd with a link that was not operable and the next day Ms. Guetschow responded with a link that takes one to ca.gov (the home page of California state website).

It is unclear how long the DEIR website was unavailable to the public. Out of the abundance of caution, I ask that the comment period remain open at least another week, due to the possibility that the web-link was unavailable from the noticing date of June 16th to June 23rd, the day after Mr. Edwards notified members of your the staff.

Beyond the question of DEIR availability there are several other reasons to consider extending the comment period. One, this is a large project; it is complicated and will have potential long-lasting impacts. Secondly, the comment period occurs during the height of summer, when people are on vacation and/or distracted with travel and visitors. It would be best to extend this important project's DEIR comment period to ensure the procedural aspects of the projects consideration are defensible when final decisions are made.

All things considered, I request, as lead agency the County of San Luis Obispo, extend the comment period for the DEIR to August 31st.

JuT-1

From the Desk of Julie Tacker

Sincerely,



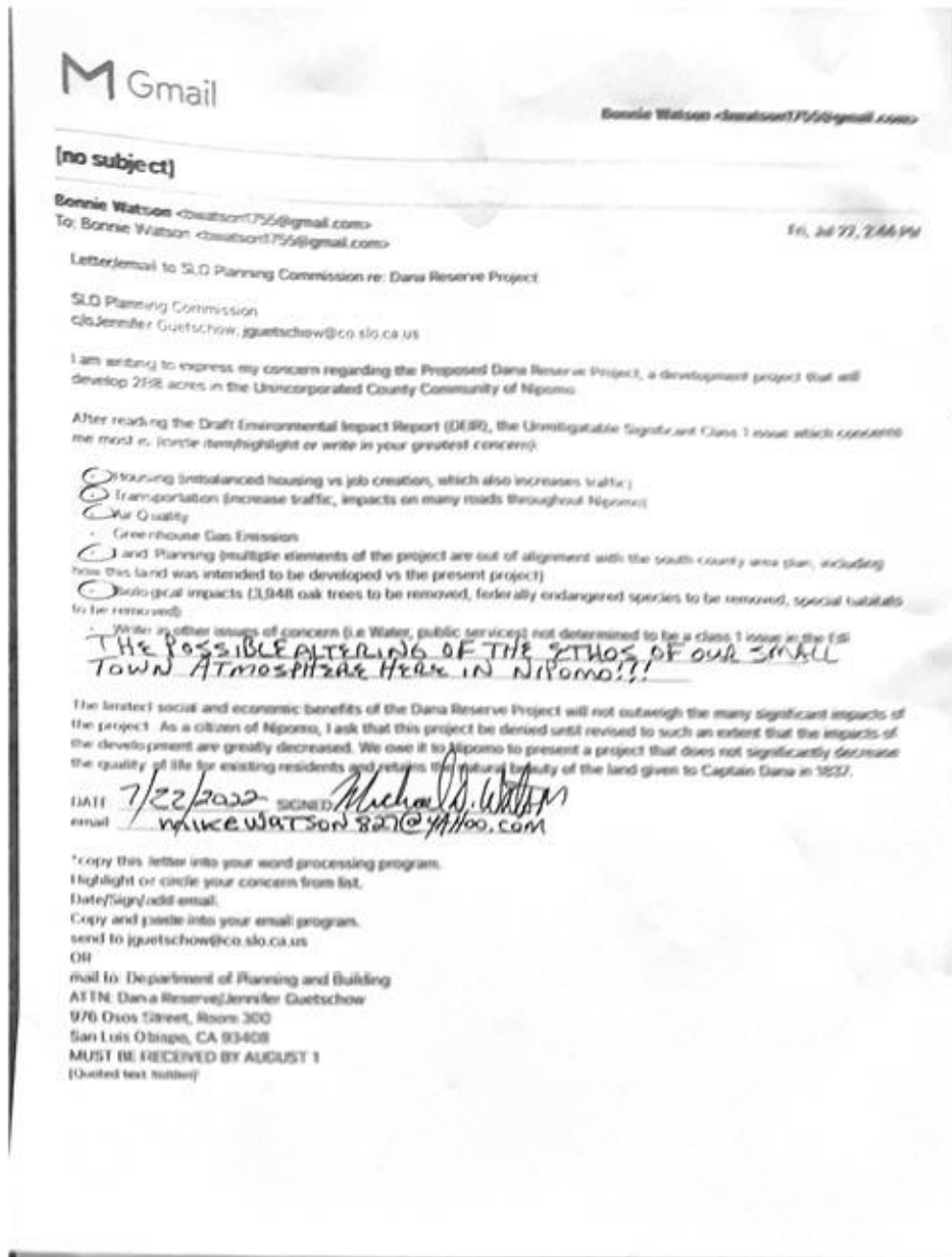
Julie Tacker
P.O. Box 6604
Los Osos, CA 93412
805-235-8262

c- Airlin Singwald
Xsandra Fowler
Jennifer Guetschow
Schani Siong
Brian Stack

9.5.27.1 Response to Letter from Julie Tacker

Comment No.	Response
JuT-1	This comment requests an extension of the public comment period due to accessibility issues of the DEIR on the County's website, which was quickly remedied, and complexity of the proposed project. In accordance with State CEQA Guideline the public review period for an EIR is 45 days. Public circulation of the EIR was consistent with this requirement. In addition, refer to JE-1 which addresses comments related to accessibility. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.28 Mike Watson



9.5.28.1 Response to Letter from Mike Watson

Comment No.	Response
MW-1	This comment expresses concern related to the density of proposed housing, transportation, air quality, consistency with applicable planning documents, biological resources, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality emissions; ES-3, which addresses comments related to applicable planning policies; MR-3, BR-1, and JK-4, which addresses comments related to habitat loss, wildlife, loss of oak trees, and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.

9.5.29 Milly Bruno

[EXT]Fw: Dana Reserve EIR

Milly Bruno <jomibru@att.net>

Sat 7/23/2022 9:31 AM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

I am a resident of Nipomo and have lived here for almost 24 years.

I want to voice my concern about the huge proposed development called Dana Reserve. I believe it has too many houses for the area to handle. The impact on traffic, schools and water will be enormous. Where are they going to get the water if this drought continues? Will Santa Maria be willing to provide more water when their own population might suffer as a result?

MB-1

The loss of 3,948 native Oaks is unbelievable and the so-called mitigation of buying some land on the fringe of where oaks can survive would be laughable, if it wasn't tragic. The loss of Oaks goes along with the loss of Oak Woodland and habitats for federally endangered species.

MB-2

Please consider all of the ramifications of a project this size and send the developers back to the drawing board.

MB-3

Thank you,

Milly Bruno
1020 La Serenata Way
Nipomo, CA 93444

9.5.29.1 Response to Letter from Milly Bruno

Comment No.	Response
MB-1	This comment expresses concerns related to the density of the proposed project, which would result in impacts to traffic, schools, and the reliability of water supply. Refer to BR-2, which addresses comments related to population and housing growth; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of transportation improvements; BR-6, which responds to comments regarding public schools; MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; and MR-1 and JK-1, which responds to comments related to the reliability of water supply from the NSWP.
MB-2	This comment expresses concerns related to the loss of oak trees and associated wildlife habitat at the project site. Refer to MR-3, BR-1, and JK-4, which addresses comments related to habitat loss, wildlife loss of oak trees, and alteration of the visual character of the project site.
MB-3	This comment suggests reducing the size of the proposed project. Refer to AG-3, which addresses comments related to a rural residential development project alternative.

9.5.30 Susan Nanas Calvert

[EXT]Proposed Dana Reserve Project

SNanasCPA <SNanasCPA@aol.com>

Sat 7/23/2022 4:08 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

SLO Planning Commission c/oJennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo. After reading the Draft Environmental Impact Report (DEIR), the issues which concern me the most are:

- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Water Shortage

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.

07.23.23

Susan Nanas Calvert

SNanasCPA@aol.com

Susan

SNC-1

9.5.30.1 Response to Letter from Susan Nanas Calvert

Comment No.	Response
SNC-1	This comment expresses concerns related to air quality, greenhouse gas emissions, consistency with applicable planning documents, biological resources, water supply, and social and economic impacts. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; MR-3 and BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.

9.5.31 Christine Freytag

[EXT]Dana Reserve Project

Freytag, Christine L - US <christine.freytag@caci.com>

Sun 7/24/2022 1:10 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

Cc: Freytag, Christine L - US <christine.freytag@caci.com>

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July 24, 2022

SLO Planning Commission
Re: Dana Reserve Project
C/O Jennifer Guetschow
jguetschow@co.slo.ca.us

Dear Jennifer Guetschow,

I am writing to express my concern regarding the proposed Dana Reserve Project, a development project that will develop 288 acres in the unincorporated County community of Nipomo. After seeing the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 Issues that concern me most is:

- **Imbalanced jobs to housing ratio in Nipomo** – Nipomo does not have enough local jobs to support the number of proposed dwellings which will result in much more traffic than we already have, in Nipomo and all along 101. More traffic yields more road rage, and more environmental harm.
- **Misguided Land Planning** – Multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed versus the present project.
- **Habitat impacts** – Removal of nearly 4,000 live oak trees and the habitat they provide for the natural wildlife, vulnerable and endangered species who live in this project area.
- **Water Concerns** – I can't fathom how water was not considered to be a Class 1 Issue in the DEIR. I do everything I can to conserve water. I might as well stop that altogether because if this faulty project goes forward, the State and County are going to be telling ME to cut back even more on MY water consumption because the Dana Reserve Project is consuming way more water than the DEIR projected.

The limited social and economic benefits of the Dana Reserve Project will not outweigh the detrimental 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. Nipomo deserves a project that does not significantly decrease the quality of life for existing residents and retains the natural beauty of the land.

Sincerely,

Christine Freytag
519 Charro, Nipomo, CA, 93444
christine.freytag@caci.com

CF-1

CF-2

CF-3

9.5.31.1 Response to Letter from Christine Freytag

Comment No.	Response
CF-1	This comment expresses concerns related to the jobs-to-housing ratio in the community, consistency with applicable planning documents, and biological resources. Refer to BR-2, which addresses comments related to population growth and associated impacts, including the jobs-to-housing ratio; and ES-3, which addresses comments related to applicable planning policies; MR-3, BR-1, and JK-4, which addresses comments related to habitat loss, wildlife, loss of oak trees, and alteration of the visual character of the project site.
CF-2	This comment expresses concern regarding water supply for the existing community in addition to the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
CF-3	This comment expresses concerns related to social and economic impacts and availability of water supply. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.32 Kelly Kephart

[EXT]ATTN: Dana Reserve/Jennifer Guetschow

Kelly Kephart <mountainviolet@gmail.com>

Sun 7/24/2022 3:27 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

Cc: Justin Kephart <Kephartjustin@gmail.com>

1 attachments (71 KB)

Dana Reserve EIR Specific Comments.pdf

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Ms. Guetschow,

I am sending this email which contains a letter about the Dana Reserve Project and a separate document with comments on the EIR, located at the end of the email.

I am very concerned with the amount of significant impacts the current applicant preferred Dana Reserve Project will have on the Nipomo Community.

This project makes a mockery of ~~and stands to undermine the existing Oak Tree Ordinance for all future developments to come in the county.~~ It took the wholesale removal of over 2,000 oaks at Justin Winery to get this current ordinance, what is it going to take for us to get tough on developers with regards to oak removal? 4,000 trees? 10,000 trees? When is enough, enough? The developer wants us to think that he is environmentally responsible because he is preserving the oaks in the middle of the project site, and buying a hill top parcel with oak trees. However, this is really hypocritical because neither of these locations are really developable. In fact, the Dana Ridge mitigation site has vastly different species and contains none of the special-status species found on-site. Shouldn't mitigation really be like for like? If this project is approved as is, in the future, developers will continue to clear large swaths of trees in prime habitat for oaks and other sensitive species, in favor of undesirable locations on the fringes of where oaks can survive, leading to a total net loss of oaks in the county. As a land manager I have recently seen many of these large oak trees die of drought, loss of multiple limbs, uprooting and other diseases. Many of the locations where oak trees occur are seeing no new regeneration, meaning these systems are dying. There is a way to reduce the impacts to onsite oaks and rare plants and habitats, look at additional alternatives! This project is overly packed with homes, to the detriment of the biological resources on site. Reduce the overall amount of houses in each neighborhood, maintain linkage of the native habitats left onsite or consider alternative 3 as the more acceptable alternative for this development.

In the EIR it's stated that "The County's South County Area Plan includes an outline for future development of La Canada Ranch on the project site, which identified the following land uses in order of priority: open space uses, industrial park(s) retail uses, commercial retail uses, and residential areas. The prioritization of these land uses show that preservation of on-site oak woodlands and development of job-generating commercial and industrial uses were intended to be the primary focus of future development on-site for La Canada Ranch." Why did this project not follow the South County Area Plan? If we were to follow the south county plan, Alternative 3 is the most in-line alternative vs this project with bloated housing, jobs/housing imbalance, and blatant removal of oak trees, in which preservation was supposed to be the top priority. Additionally, the Dana Reserve project proposes some 1,290 dwelling units on 288 acres; thus this one project, if fully built out, would absorb almost 40 percent of the county's state-mandated Regional Housing Needs Allocation (RHNA). Further development in Nipomo will only exacerbate this imbalance, since Nipomo holds only about 25 percent of the population of the county's unincorporated area. Nipomo should not be the "fix-it" area for the county-wide shortage of housing, especially since most of the people that live in Nipomo commute to either Santa Maria or SLO, there are so few jobs locally. And what does this mean for the affordable housing on-site? These people will need to commute in order to get to their work, doesn't it make more sense to build affordable housing closer to the jobs in the county?

The EIR itself states that although water allocations from the NSD should exceed buildout of the project, "the specific timing of buildout of the DRSP is not currently known and the reliability of future water supply is uncertain due to the potential for prolonged periods of drought and increasing water demands due to population growth." In the project's own EIR, they are concerned that the drought will exceed the stage V drought analysis, so much so that in order to develop each stage, water allocations will have to be deemed sufficient. However, despite all the work to bring water into the new development, a solid water recycling line plan to supplement water resources was not developed for this project. If we build a new development in a water parched area, we should include all water saving measures at our disposal, not just leave it to chance that the developer will do it when the time comes.

Despite Planning Commissioner Don Campbell saying neighboring houses on acreage should "get over" having high density housing immediately adjacent to their properties during the July 14th public meeting, there are real concerns from neighbors on these lots when the zoning for the neighboring property is proposed to be changed from Rural Residential (RR) to Single Family (SFR) or Multi Family Residential (MFR) zoning. Neighbors adjacent to this project have ranches, chickens, horses and cattle. Despite Don's comments that this area "is not AET", these residences are allowed these animals in certain densities on their land. Unfortunately, new families moving into these SFR and MFR lots may not be so understanding of these animals. In many cases, the only space between these lots is a 15 ft setback with an equestrian trail. Although this equestrian trail is an amenity of the project, the buffer will not be enough to prevent the future conflicts that will occur between these lots with drastically different zoning on the other side. We need to see a redesign of the plan to include less housing along the perimeter of the neighborhoods in order to mitigate this zoning discrepancy.

This model of viable commercial sites within the mixed use space has not worked locally. Trilogy is one example. Fifteen years later Mbea is still trying to find a workable solution for the land that was proposed to be a hotel, and other amenities businesses (and we are speaking about an experienced developer). Dignity Health and an investment firm office are the only takers so far. The Dana Reserve project developer described the mixed use buildings to be exactly what Trilogy promised to its home buyers. How will that look if the developer sells these amenities only to have them fall through? Especially since this project already has a housing/jobs imbalance.

The EIR states that Nipomo High School is already at capacity and buildout of the Specific Plan Area would further contribute to this exceedance, which would impact the experience for all existing Nipomo residents. Additionally, this development is within the Lange Elementary boundary, which doesn't

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have the capacity for all students expected to attend, so the EIR states its likely all of these students will need to go to Nipomo Elementary. This school is on the other side of the freeway, and it's likely that this will cause additional backup on either North Frontage and Teffl or Thompson as most kids will be picked up and dropped off. The EIR consultant stated during the July 14th call that Lucia Mar Unified School District (LMUSD) had concerns about this plan, but that fees mitigated this concern under CEQA. However, I would say that additional alternatives to this development plan, which would reduce the overall amount of homes on-site would help to alleviate LMUSD's and existing residents' concerns.

KK-9

Although the development of a park in the middle of the development seems like an amenity, County Parks comments in the EIR state that "the proposed park site is too small and encumbered with drainage features that should not count toward acres used for park land" with regards to the CEQA analysis. Additionally, the developer requested that a Quimby Fee credit for conveyance of the park land to the County be waived. However, County Parks stated that "a waiver of Quimby Fees would mean the long-term maintenance of the park would not be adequately accommodated." How can we let a developer propose a park, then not help pay for the long term maintenance? If Quimby fees are not paid, does the developer expect that long-term maintenance of the park will be paid out of HOA fees as discussed in the Dana Reserve Specific Plan? How does this affect the costs incurred by the affordable housing residents on-site?

KK-10

With regard to affordable housing, there are many amenities within the development that are proposed that would be beneficial. However, these amenities come with a cost. As stated in the Dana Reserve Specific Plan, HOA's would be used for long term maintenance of facilities. As we know, HOA fees typically go up over a period of time. Add in the requirements for all electric homes required to mitigate GHG and air emissions, there may be many hidden costs for those residents we are hoping to provide this housing to, so much so, can we say that the operating costs of these houses will be affordable?

KK-11

Have you driven through Nipomo lately? Do you know where Nipomo gas stations are? Grocery stores? Pharmacies? Hardware store? They are all accessed by using Teffl st. This project's access to Willow Road and 101 will do little to ease the traffic flowing to Teffl street as the additional 4,500 plus new people to Nipomo need these same services. The Nipomo Swap Meet on North Frontage road causes huge backups on Mary street and Teffl as people enter and exit on Sundays, so much so that additional enforcements on that day is needed just to keep all traffic flowing on Teffl street. Although the extension of frontage (which is a small two lane road) appears to be a benefit, it doesn't work if the rest of Mary and Teffl is backed up from other traffic. The increased traffic from this development will cause safety hazards at Camino Caballo's entry and exit to Pomeroy, which has limited visibility and is difficult to access due to speeding cars. Same issue at Pomeroy and Sandylake. A fatality in 2019 on the blind curve highlights the safety concerns with additional traffic for residents trying to turn left onto their street. As stated in the EIR, the majority of people in Nipomo commute north or south on Highway 101 to work. This large development is only going to exacerbate the backup on 101 as it is inevitable that the head of household jobs needed to afford the 600k starting price for these new homes will not be made up with the likely low paying service jobs created by this project. Unfortunately for us in Nipomo, we are too rural for improvements on this section of highway.

KK-12

Apparently the applicant and county believe otherwise, that Nipomo is ready for 4,500 plus new people even though our infrastructure, and services are lacking. Despite the fact that Nipomo is taking an un-equal share of the housing which will mean destroying 96% of all oak woodland, and 97% of all special status habitats on this rare piece of land. Maybe high density and affordable housing should be closer to the actual jobs in the county instead of Nipomo which already has an imbalance of housing vs jobs, which contributes to commuting and traffic issues. SLO county continually touts itself as an Environmental leader, this project is a test of that. Do not let a developer get away with an overly ambitious project that has 6 significant class 1 impacts, **the social and economical benefits do not outweigh the significant impacts this project will have on the existing habitat and community members.** Send this project back for development of more alternatives!

KK-13

Kelly Kephart

Comments on the EIR:

Transportation

Comment: Although bike and pedestrian paths consistent with county standards are part of the proposed plan within the development, the overall goal is to reduce VMT regionally and within Nipomo. The bike paths on Pomeroy are class 2, but are dangerous due to the lack of separation from fast moving vehicles and ingrown vegetation into the bike lane. It is unlikely that residents will use this to reduce VMT within the plan area. Additionally the North Frontage has no bike lane and sidewalks are difficult to bike on due to power poles and hydrants within the sidewalk paths. Although frontage will connect from Sandydale to Willow, walkability and bike use would increase from the development to major shopping centers on Tefft with the improvements to this section of road. Improvement of the sidewalk corridor (removal of poles and hydrants from walkway) and the addition of a bike lane should be incorporated into the off-site improvements.

TR Impact 4: Off-site improvements would not generate VMT in a manner that would be inconsistent with State CEQA Guidelines Section 15064.3(b). Impacts would be less than significant (Class II).

OFF-SITE TRANSPORTATION IMPROVEMENTS

The proposed project would include off-site transportation improvements (e.g., Frontage Road extension near Sandydale Drive adjacent to the southeast corner of the plan area, widening of Willow Road, new traffic signals at Willow Road intersection with Collector A). In addition, fair-share contributions to other off-site improvements such as the new traffic signals at Willow Road/US 101 northbound and southbound ramps would be required as part of the individual projects within the Specific Plan Area boundaries. As noted above, transportation projects that add roadway capacity on local or collector streets can be presumed to have a less-than-significant impact if a project also substantially improves conditions for pedestrians, cyclists, and transit. Because the project would develop an interconnected system of pedestrian and bicycle facilities that connect with existing pedestrians and bicycle facilities in the community of Nipomo, the project's off-site transportation improvements would have a *less-than-significant impact* to VMT as it relates to induced demand.

- Comment: this Impact needs to be clarified as the language is confusing. Additionally, if what's stated is that impacts to collector roads will be less than significant because of the addition of pedestrian and bike paths, this is incorrect. The bike paths and pedestrian paths within the development should be classified as "recreational" and do not really impact VMT as pedestrians and bikers will be unlikely to use existing bike/sidewalk connectors due to hazardous conditions in the sidewalks on North Frontage and class two bike lanes Pomeroy. This impact needs to be re-assessed after being clarified.

TR Impact 5: Phased buildout of the Specific Plan Area would not substantially increase hazards due to a geometric design feature or incompatible uses. Impacts would be less than significant (Class III).

Comment: Hazards will be substantially increased to due to the design of the project. In order to access the elementary school identified for this project (Dorthea Lange Elementary), there will be increased traffic on Pomeroy. This traffic and entry/exit on Pomeroy will increase hazards for residents on Sandydale Drive. Access for this collector road is on a blind corner, where residents have to turn left across traffic. There has already been one fatality in 2019 and multiple crashes into the residence on the corner of Sandydale and Pomeroy. In order to mitigate this increased hazard, a left hand turn lane should be incorporated into the design of the Project. Additionally, increased

KK-14

KK-15

traffic will utilize small rural roads such as Camino Caballo and Osage in order to access Dorothea Lange Elementary. The hazards at the intersection at Camino Caballo and Pomeroy will increase due to the design of the project, where there is no stoplight and visibility is low when turning left towards the development. A stoplight at this intersection should be incorporated into the design. This will also increase VMT opportunities as there would be a safe crosswalk across Pomeroy to access the Nipomo Park and Native Garden, so walkability and bike-ability will be increased.

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KK-15
(cont'd)

Utilities and Service Systems

Comment: The EIR includes a "conceptual" recycled water line that was obviously analyzed during project development as acre foot projections from this line were included in the EIR. However, it is unclear why this conceptual line was included if not fully developed and part of the project? As the EIR states "the reliability of future water supply is uncertain due to the potential for prolonged periods of drought and increasing water demands due to population growth" the development and inclusion of the recycled water line should be included as a mitigation measure for this project.

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KK-16

Biological

page 4.4-47; Principle 1: Preserve open space, scenic natural beauty, and natural resources. Conserve energy resources. Protect agricultural land and resources.

Potentially Consistent. The project will protect the densest area of oaks on the property in an attempt to preserve the scenic natural beauty of the area.

Comment: Why is this considered "Potentially consistent"? The oaks preserved by this project are the least visible from the community and hwy 101 based on the visual analysis for the project and the need to plant screening oaks of certain sizes. This impact should be considered "potentially inconsistent"

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KK-17

Page 4.4-47; Policy Objective 6.4. Conserve and protect natural, sensitive, and agricultural resources. Again, why is this considered "Potentially consistent"? Based on the rest of the biological analysis, there would be a net loss of oaks in the County, therefore the project does not conserve and protect natural, or sensitive resources. This impact should be considered "potentially inconsistent"

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KK-18

Page 4.4-56; BIO/mm-2.3 doesn't appear to include a clarkia mitigation plan required or timeframe for monitoring of this mitigation. Additionally, there appears to be limited connected "undeveloped area" adjacent to oak woodland in order to complete this mitigation. Areas where mitigation is proposed should be included in figures as it is unclear how this mitigation will be implemented. Concerns with this plan includes: residential and recreational uses immediately adjacent to the "preserved" oak woodland on-site and potential mitigation sites, potential distance between existing populations and "mitigation" populations for pollination, and the lack of necessary disturbance in order to continue to provide open spaces for germination of this species in the future.

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KK-19
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Page 4.4-73;

If appropriate habitat is not available in San Luis Obispo County at a 2:1 ratio, the applicant may fulfill half of this mitigation requirement through restoring Burton Mesa chaparral in Santa Barbara County at an additional 2:1 ratio (e.g., if only 35 acres can be preserved/restored within San Luis Obispo County, then an additional 70 acres would be required to satisfy the mitigation if purchased in Santa Barbara County).

A combination of preservation and restoration at a 2:1 ratio would allow for a no-net-loss of cover by Burton Mesa chaparral constituent elements and maintain species diversity within the county.

Comment: Allowing for preservation of these communities outside of the county is not acceptable mitigation. Additional preservation on-site in the form of conservation easements over existing habitat needs to be considered.

KK-19
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Page 4.4-78;

Small residential parcels along the southeastern and southwestern boundaries of the project area inhibit wildlife movement south or west from the project area.

Comment: This statement is a generalization and is not factually correct. Wildlife routinely utilizes the SBR residential parcels on Sandydale, and the property on north frontage to connect to the Nipomo Native Garden and Nipomo Community Park. Coyotes, garter snakes and jackrabbits are species commonly seen in these areas. This statement needs to be corrected.

KK-20

Alternatives Analysis

Although Alternatives 1-5 are assessed in the EIR, there are no accompanying figures for anything other than Alternative 3. Alternative 4 only shows a figure showing the habitats on-site. How can the public determine that the alternatives analysis was sufficient if figures similar to Alternative 3 are not available within the EIR. Figures showing the development footprint for each alternative should be included for public viewing within the EIR.

Since alternative figures were not included, it is unclear if an additional alternative where the total number of housing units in NBD 4-9 were reduced overall to cluster housing in smaller, denser neighborhoods. Perhaps this is Alternative 2, but it's unclear as Alternative 2 states "Based on the significantly reduced development footprint, *if properly situated*, Alternative 2 could largely avoid direct removal and impacts to oak woodland and Burton Mesa chaparral." It appears that Alternative 2 was not fully analyzed as it's not clear "if the development was properly situated" to actually reduce impacts. Alternative 2 needs to be re-analyzed and a figure showing the proposed Alternative 2 should be included in the EIR.

KK-21

The alternatives are un-inspired, it appears the only goal of this project is maximum buildout of the project with no regard for biological resources. High density apartments that are not SFR should be built in the grasslands in the middle of the project to add housing that doesn't conflict with biological resources. The fact that this impacts visual resources is not an issue as all of the alternatives already impact visual resources.

9.5.32.1 Response to Letter from Kelly Kephart

Comment No.	Response
KK-1	This comment asserts that the proposed project is inconsistent with the County's Oak Woodland Ordinance due to the removal of oak trees at the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees at the project site. In addition, refer to ES-3, which addresses comments related to applicable planning policies.
KK-2	This comment asserts that the proposed project would allow for future large-scale tree removal throughout the county. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees at the project site and ES-3, which responds to comments related to inconsistency with applicable planning documents, including the County's Oak Woodland Ordinance.
KK-3	This project suggests developing additional alternatives, which allows for the preservation of native habitat on-site or to consider Alternative 3 as an acceptable alternative for this project. Refer to MR-3 and JK-4, which responds to comments related to a loss of oaks, AG-4, which responds to comments related to the alternatives analysis; JK-5, which responds to comments regarding an alternative site layout intended to reduce impacts to native habitat; BR-3, which addresses comments related to a rural residential development project alternative.
KK-4	This comment identifies that the proposed project differs from the intended development for the project site as identified in the South County Area Plan. Refer to ES-3, which addresses comments related to applicable planning policies. In addition, the La Cañada Ranch Specific Plan alternative (Alternative 2) was evaluated in Chapter 5, <i>Alternatives Analysis</i> , of the DRSP EIR. Under Alternative 2, buildout of the project site would result in an increase in light industrial and commercial development and a decrease in residential development. This alternative would also substantially increase the amount of land designated for open space and eliminate recreational land uses. As a result, impacts related to air quality, GHG emissions, population and housing, and transportation would be reduced. However, this alternative would result in similar impacts related to biological resources and would increase impacts related to recreation. Although this alternative would facilitate the future development of residential land uses, due to the substantial reduction in the number of proposed units, the number of affordable units and affordability of market rate units would be significantly decreased in order to provide funding for site development and other improvements. As a result, Alternative 2 would not meet some of the basic project objectives. As this evaluation is included in the EIR, this comment does not require any change to the environmental document.
KK-5	This comment raises concern over the density of the proposed project and associated housing and population growth, which would further affect the jobs-to-housing ratio. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance.
KK-6	This comment raises concern regarding the available water supply for the proposed project during drought conditions. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
KK-7	This comment raises concern regarding the impacts of single-family and multi-family development on raising livestock on surrounding parcels and suggests a reduced density of homes along the perimeter of the project site. Refer to AG-3 and AG-4, which addresses <u>address</u> comments related to project alternatives. In addition, according to the Right-to-Farm Ordinance, pre-existing agricultural processing and other operations shall not be considered nuisances due to a change in the area surrounding the operations (Section 5.16.030 and 5.16.031). As this evaluation is included in the EIR, this comment does not require any change to the environmental document.
KK-8	This project raises concern regarding the viability of proposed commercial uses within the project site and the community's jobs-to-housing balance. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance. Additionally, economic impacts are generally not considered environmental impacts under the CEQA and only require discussion if the economic impacts would have a negative impact on the physical environment, or if the economic impacts would result in growth-inducing impacts. Therefore, this comment does not require any change to the environmental document.
KK-9	This comment raises concern regarding the capacity of the LMUSD. Refer to BR-6, which responds to comments regarding public schools.

Comment No.	Response
KK-10	This comment raises concern regarding recreational facilities and the request to waive associated fees. As evaluated in Section 16, <i>Recreation</i> , of the EIR, Construction of the proposed on-site recreational facilities would reduce the demand on existing recreational facilities within the county and the community by providing new local recreational facilities within the Specific Plan Area. The applicant has requested to waive the payment of Quimby Fees based on the dedication of a 10-acre lot to facilitate development of a public park. As a result, the project would not contribute funding for maintenance and development of existing and new recreational facilities included in the County's Capital Improvement Plan. However, based on the amount of existing regional and community recreational facilities, the project is not anticipated to result in substantial physical deterioration of existing parks or other recreational facilities. Additionally, refer to ES-3, which addresses comments related to applicable planning policies, including potential policy inconsistencies related to a waiver of Quimby Fees.
KK-11	This comment raises concern over the affordability of housing units with associated fees. As evaluated in the EIR, the purpose of the DRSP is to provide affordable homes to the community, which is possible based on the density of the proposed development. As such, this concern as addressed in the EIR. However, social and economic impacts are generally not considered environmental impacts under the CEQA and only require discussion if the impacts would have a negative impact on the physical environment, or if the impacts would result in growth-inducing impacts. As such, no changes in the environmental document are needed. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
KK-12	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
KK-13	This comment expresses concerns related to population growth in addition to social and economic impacts and availability of water supply. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance and CE-3, which addresses comments related to social and economic impacts.
KK-14	This comment requests clarity of TR Impact 4, which states that off-site improvements would not generate VMT in a manner that would be inconsistent with State CEQA Guidelines Section 15064.3(b). This comment asserts that hazards along existing roadways would preclude use of proposed bicycle and pedestrian facilities. Refer JK-6 and JK-7, which responds to comments related to traffic congestion and implementation of improvements.
KK-15	This comment requests clarity of TR Impact 5, which states that phased buildout of the Specific Plan Area would not substantially increase hazards due to a geometric design feature or incompatible uses. This comment asserts that the project would increase hazards along existing roadways. Refer JK-6 and JK-7, which responds to comments related to traffic congestion and implementation of improvements.
KK-16	This comment asserts that a recycled water line should be included as mitigation in the EIR. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions. The project includes the implementation of improvements identified in the <i>Dana Reserve Water and Wastewater Service Evaluation</i> , which have been identified to serve the proposed project. Based on the reliability of the NCS D water supply, implementation of necessary NCS D water and wastewater improvements, and implementation of USS/mm-3.1, which was conservatively included in the EIR, additional mitigation would not be required. According to CEQA Guidelines, a project is only required to implement improvements necessary to serve the proposed project. Therefore, additional improvements to NCS D infrastructure would not be the responsibility of the applicant. As such, no changes in the environmental document are needed.
KK-17	This comment expresses concerns related to the loss of oak trees and associated change to the existing visual character at the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
KK-18	This comment asserts that Policy Objective 6.4 "Conserve and protect natural, sensitive, and agricultural resources" should be considered potentially inconsistent rather than potentially consistent. The EIR states "The project will protect the densest area of oaks on the property. Project mitigation will require the applicant to preserve open space that contains sensitive Burton Mesa chaparral and oak woodland habitats that contain populations of special-status species." Refer to ES-3, which addresses comments related to applicable planning policies. Additionally, refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees at the project site.
KK-19	This comment raises concerns related to the adequacy mitigation for pismo clarkia. EIR Mitigation Measure BIO/mm-2.3 requires 90 percent of the Pismo clarkia population to be preserved on-site and requires restoration of the 10 percent that would be removed. Pismo clarkia will be mitigated at a 3:1 ratio of reoccupied habitat to occupied habitat impacted. The population extent and number of plants impacted will be equal to or will not exceed 0.02 acre and/or 40 individuals when seasonal climate conditions are similar to 2020 climate conditions. Using seeds collected from the impacted population and preserved populations on-

Comment No.	Response
	<p>site, additional patches of the plant shall be reestablished at a 3:1 ratio along appropriate boundaries of preserved oak woodland habitat areas, resulting in 0.6 acre and/or 120 individuals of restored Pismo clarkia. More than 0.6 acre of appropriate oak woodland habitat would be preserved on-site, which would provide appropriate restoration habitat for this species. In addition, Mitigation Measure BIO/mm-2.1 requires a Habitat Management Plan for Pismo clarkia to be prepared and approved by the California Department of Fish and Wildlife (CDFW) prior to any disturbance on-site. As these measures are identified in the EIR for successful restoration of Pismo clarkia, no changes to the EIR are necessary.</p>
	<p>This comment also raises concern regarding mitigation for Burton Mesa chaparral and asserts that mitigation outside of San Luis Obispo County is inadequate. Mitigation Measure BIO/mm-14.1 would ensure Burton Mesa chaparral habitat is restored at a minimum 1:1 ratio in San Luis Obispo County and any mitigation efforts outside of the county would result in restoration at a 3:1 ratio. However, as evaluated in Section 4.4., <i>Biological Resources</i>, the loss of this habitat type at the project site is identified as a Class I impact. Therefore, the evaluation of the EIR is consistent with the intent of this comment. As such, no changes in the environmental document are needed. Refer to MR-3, which provides a detailed response to comments related to Burton Mesa chaparral.</p>
KK-20	<p>This comment raises concern regarding the project's impacts on common wildlife species. Refer to BR-1, which addresses this comment.</p>
KK-21	<p>The comment raises concern regarding the alternative analysis and the lack of figures. CEQA does not require alternatives to be developed or analyzed with the same level of detail as the proposed project. The EIR describes each alternative and provides figures and tables, where appropriate. Refer to AG-4, which responds to comments related to the alternatives analysis for the proposed project.</p>

9.5.33 Toni Destro

Received 8/1/22
Toni Destro
916 Miguel Ct. Nipomo
Department of Planning and Building
ATTN: Dana Reserve/Jennifer Guetschow

Dear Ms. Guetschow

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issue which concerns me most is (circle item/highlight or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
 - Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR
 - Water usage – we are in a severe drought so should we be building this much at this time

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: 7/25/22 SIGNED: Toni Destro
email: tdestro@earthlink.net

TD-1

9.5.33.1 Response to Letter from Toni Destro

Comment No.	Response
TD-1	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, biological resources, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.

9.5.34 Nicole Duran

[EXT]Dana Reserve Project Concerns

Nicole Duran <4nduran@gmail.com>

Mon 7/25/2022 1:11 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Good afternoon,

As someone who has lived their entire life in Nipomo, I'm very concerned about this Dana Reserve Project. We are already in the middle of a drought and have had to cut back water usage and we do not have enough water for that many new households. The destruction of so much habitat for wildlife is unthinkable. Even with replanting oaks, it will not take the place of all the old growth oak trees. Just look at the oak mitigation project where they are attempting to grow oaks across the creek from the Dana Adobe, that has been in the works for years and still has very little progress. Traffic on the Tefft bridge is horrendous and driving on Willow has it's own hazards and blind corners. The roads are not setup for such a large influx of people. The social and economic benefits of this project do not outweigh the detrimental impacts this project will have.

Thank you,

A concerned citizen

NDu-1
NDu-2
NDu-3
NDu-4

9.5.34.1 Response to Letter from Nicole Duran

Comment No.	Response
NDu-1	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through Gre-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
Ndu-2	This comment expresses concerns related to biological resources. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
NDu-3	This comment expresses concern related to traffic congestion and hazards along Willow Road and Tefft Street. Refer to DMW-1, JK-6, and JK-7, which addresses comments related to an increase in traffic along Willow Road, Tefft Street, and other local roadways associated with the proposed project.
NDu-4	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.35 Jeff Ellis

July 25, 2022

Jennifer Guetschow
County of San Luis Obispo

Jeff Ellis
5336 Pomeroy
Nipomo
mailed 7.28.22
rcvd. 8.2.22

Regarding: Dana Reserve Project

Ms. Guetschow,

After review of the Dana Reserve Project, I am writing you to share my concerns regarding this project. The impacts from the Dana Reserve Project will not overcome the social and economic benefits of the project.

There are numerous reasons I present these concerns to your attention. Most importantly, I am concerned about the negative impact that this development imposes on the entire community of Nipomo. Secondly, I reside at 536 Pomeroy Nipomo and am adjacent to the development.

Of top concern, our area has been in different stages of a drought for several years. The reliability of future water supply is uncertain; couple that by an increase for water demand from a significant population growth suggested by this development (4500+ people) and our area will be strangled by even more significant water shortage and increased water prices. If this development is to serve a low-income population, how will they and the rest of the Nipomo residents be able to afford and have access to water?

Secondly, this project is labeled for "affordable housing". With the starting price of \$600,000.00, who are the developers targeting to buy these houses? Additionally, along with the price of the house, who is going to be deemed responsible for upkeep of such identified equestrian trail and parks? Will the homeowners continue to have increasing HOA fees to live within an affordable housing project? In my opinion, this does not meet any standard of "affordable housing". Will the county be responsible for the maintenance of parks and trails? How will this impact the current financial crisis of the county and/or its residents?

Another concern is public facilities. Please address how the county is going to allow for a developer to propose parks, request a waiver of the Quimby Fees, and expect that the upkeep will be maintained adequately? The county's own parks department identified that the park would not be adequately accommodated. Additionally, our schools are at capacity. What is the plan for schools offsetting the number of children added to our local schools by this development? LMUSD has already voiced concerns about the current plan. If these houses are aimed to attract working force residents, how do you expect the residents to accommodate dropping off and picking up their children from schools on the other side of Nipomo when our streets and roads are already congested with backed up traffic?

To continue with the concern about traffic, I am interested to know if anyone considering adopting this project, or the developer, has had the pleasure of using Tefft Street during the

JEI-1

JEI-2

JEI-3

JEI-4

weekday morning and afternoon hours to get to the 101? How about having to grocery shop at the Vons on Sunday and have to wait extensively to get to and from the store because of the swat meet traffic? The roads identified in the project identifies roads that will need safety improvements. The plan does not offer any insight into who will be responsible for such improvements. My driveway is on the corner of Pomeroy, and one house away from Sandydale. I have lived here for 24 years and have noticed a significant increase in traffic. I have assisted many drivers out of their cars after crashing in our neighbor's yards and have also had the coroner place a body in my driveway because of a deadly accident that occurred in front of my house. Adding another 4500+ residents to this immediate area does not make any sense until our road and street infrastructure can accommodate the additional load.

JEI-4
(cont'd)

This development is not environmentally responsible for preserving oak trees and relocation of wildlife. There will be 3,948 oak trees lost with this development! Replanting of oaks outside of SLO county and/or on the Dana Ridge is not appropriate and an inadequate mitigation. In my opinion, it undermines the existing oak tree ordinance and places the entire central coast at risk of losing the oak population.

JEI-5

Lastly, I am concerned about the proposed property changing from rural residential to single or multi family residential. Despite the fact that planning commissioner charged residents to "get over" having a large development adjacent to our property, this area is used for agriculture. Along with many of our neighbors, we have livestock that is not appropriate to have in single and multifamily living areas. Perhaps creating a new community within the rural residential foundation is more appropriate.

JEI-6

As previously stated, the impacts from the Dana Reserve Project will not overcome the social and economic benefits of the project. This project will negatively impact the entire Nipomo community and I strongly oppose the project for the following reasons:

1. Water
2. Affordable housing
3. Public Facilities
4. Transportation and road safety
5. Biological impact
6. Land planning

JEI-7

Perhaps revisiting the design of the development to significantly reduce the amount of housing within the acreage will:

1. ensure adequate and affordable water,
2. ensure residents of the project can continue to afford to live there without increasing HOAs to maintain the community,
3. prevent over populating of schools and over extending an already tight county maintenance budget,
4. allow for the county to devise and implement to ensure safety within our road, street, and highway infrastructure,
5. prevent the eradication of oak trees being destroyed from the project and future projects,

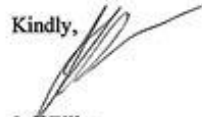
JEI-8

6. avoid overpopulation by creating a plan for rural residential.

↑ JEI-8
↑ (cont'd)

I appreciate your time and I look forward to your input.

Kindly,



Jeff Ellis
536 Pomeroy Road
Nipomo CA 93444
(805) 266-5178
Katie.c@sbcglobal.net

9.5.35.1 Response to Letter from Jeff Ellis

Comment No.	Response
JEI-1	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
JEI-2	This comment raises concern regarding affordable housing. Refer to KK-11, which responds to comments related to affordable housing.
JEI-3	This comment raises concern regarding the increase in demand on existing public services. Refer to BR-6, which responds to comments regarding public schools; MR-2 and PH-7, which responds to comments related to police protection services; and PH-8, which responds to comments related to other public services. As evaluated in Section 4.15, <i>Public Services</i> , the project would be subject to the payment of fees to provide funding for maintenance of existing facilities and development of additional facilities. In addition, Mitigation Measure PS/mm-1.1 requires the applicant to set aside land to provide a location for future development of a new CAL FIRE station in the community. Concerns related to public services have been addressed in the EIR and mitigation has been included where appropriate to address potential impacts. The comment does not include any specific facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact. No changes to the environmental document are needed.
JEI-4	This comment expresses concern related to an increase in traffic congestion as a result of the proposed project and associated population increase. Refer to DMW-1, JK-6, and JK-7, which responds to comments related to traffic congestion and implementation of improvements.
JEI-5	This comment expresses concerns related to the project's impacts related to biological resources. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
JEI-6	This comment raises concern regarding the impacts of single-family and multi-family development on raising livestock and suggests a rural residential land use is more appropriate. Refer to BR-3, which addresses comments related to a rural residential development alternative and PH-1, which addresses comments related to the project's consistency with surrounding rural areas. According to the Right-to-Farm Ordinance, pre-existing agricultural processing and other operations shall not be considered nuisances due to a change in the area surrounding the operations (Section 5.16.030 and 5.16.031). The comment does not include any specific facts or information that would indicate why the substantial analysis of this issue in the EIR lacks sufficient detail to adequately demonstrate a less-than-significant impact related to agriculture; therefore, no changes in the environmental document are necessary.
JEI-7	This comment expresses concerns related to water supply, affordable housing, public facilities, transportation and road safety, consistency with applicable planning documents, and biological resources. Refer to KK-11, which responds to comments related to affordable housing; JEI-3, which responds to comments related to public services; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife; and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
JEI-8	This comment suggests reducing the number of proposed residential dwellings. Refer to AG-3, which addresses comments related to project alternatives, including a rural residential development project alternative.

9.5.36 Kathryn Ellis

July 25, 2022

Kathryn
Ellis
536 Pomeroy
Nipomo

Jennifer Guetschow
County of San Luis Obispo

Post-marked 7.28.22
received 8.2.22

Regarding: Dana Reserve Project

Ms. Guetschow,

After review of the Dana Reserve Project, I am writing you to share my concerns regarding this project. The impacts from the Dana Reserve Project will not overcome the social and economic benefits of the project.

There are numerous reasons I present these concerns to your attention. Most importantly, I am concerned about the negative impact that this development imposes on the entire community of Nipomo. Secondly, I reside at 536 Pomeroy Nipomo and am adjacent to the development.

Of top concern, our area has been in different stages of a drought for several years. The reliability of future water supply is uncertain; couple that by an increase for water demand from a significant population growth suggested by this development (4500+ people) and our area will be strangled by even more significant water shortage and increased water prices. If this development is to serve a low-income population, how will they and the rest of the Nipomo residents be able to afford and have access to water?

Secondly, this project is labeled for "affordable housing". With the starting price of \$600,000.00, who are the developers targeting to buy these houses? Additionally, along with the price of the house, who is going to be deemed responsible for upkeep of such identified equestrian trail and parks? Will the homeowners continue to have increasing HOA fees to live within an affordable housing project? In my opinion, this does not meet any standard of "affordable housing". Will the county be responsible for the maintenance of parks and trails? How will this impact the current financial crisis of the county and/or its residents?

Another concern is public facilities. Please address how the county is going to allow for a developer to propose parks, request a waiver of the Quimby Fees, and expect that the upkeep will be maintained adequately? The county's own parks department identified that the park would not be adequately accommodated. Additionally, our schools are at capacity. What is the plan for schools offsetting the number of children added to our local schools by this development? LMUSD has already voiced concerns about the current plan. If these houses are aimed to attract working force residents, how do you expect the residents to accommodate dropping off and picking up their children from schools on the other side of Nipomo when our streets and roads are already congested with backed up traffic?

To continue with the concern about traffic, I am interested to know if anyone considering adopting this project, or the developer, has had the pleasure of using Tefft Street during the

KE-1

KE-2

KE-3

KE-4

weekday morning and afternoon hours to get to the 101? How about having to grocery shop at the Vons on Sunday and have to wait extensively to get to and from the store because of the swat meet traffic? The roads identified in the project identifies roads that will need safety improvements. The plan does not offer any insight into who will be responsible for such improvements. My driveway is on the corner of Pomeroy, and one house away from Sandydale. I have lived here for 24 years and have noticed a significant increase in traffic. I have assisted many drivers out of their cars after crashing in our neighbor's yards and have also had the coroner place a body in my driveway because of a deadly accident that occurred in front of my house. Adding another 4500+ residents to this immediate area does not make any sense until our road and street infrastructure can accommodate the additional load.

KE-4
(cont'd)

This development is not environmentally responsible for preserving oak trees and relocation of wildlife. There will be 3,948 oak trees lost with this development! Replanting of oaks outside of SLO county and/or on the Dana Ridge is not appropriate and an inadequate mitigation. In my opinion, it undermines the existing oak tree ordinance and places the entire central coast at risk of losing the oak population.

KE-5

Lastly, I am concerned about the proposed property changing from rural residential to single or multi family residential. Despite the fact that planning commissioner charged residents to "get over" having a large development adjacent to our property, this area is used for agriculture. Along with many of our neighbors, we have livestock that is not appropriate to have in single and multifamily living areas. Perhaps creating a new community within the rural residential foundation is more appropriate.

KE-6

As previously stated, the impacts from the Dana Reserve Project will not overcome the social and economic benefits of the project. This project will negatively impact the entire Nipomo community and I strongly oppose the project for the following reasons:

1. Water
2. Affordable housing
3. Public Facilities
4. Transportation and road safety
5. Biological impact
6. Land planning

KE-7

Perhaps revisiting the design of the development to significantly reduce the amount of housing within the acreage will:

1. ensure adequate and affordable water,
2. ensure residents of the project can continue to afford to live there without increasing HOAs to maintain the community,
3. prevent over populating of schools and over extending an already tight county maintenance budget,
4. allow for the county to devise and implement to ensure safety within our road, street, and highway infrastructure,
5. prevent the eradication of oak trees being destroyed from the project and future projects,

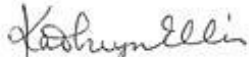
KE-8

6. avoid overpopulation by creating a plan for rural residential.

↑ KE-8
| (cont'd)

I appreciate your time and I look forward to your input.

Kindly,



Kathryn Ellis
536 Pomeroy Road
Nipomo CA 93444
(805) 266-5178
Katie.e@sbcglobal.net

9.5.36.1 Response to Letter from Kathryn Ellis

Comment No.	Response
KE-1	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
KE-2	This comment raises concern regarding affordable housing. Refer to KK-11, which responds to comments related to affordable housing.
KE-3	This comment raises concern regarding the increase in demand on existing public services. Refer to BR-6, which responds to comments regarding public schools; MR-2 and PH-7, which responds to comments related to fire and police protection services; and PH-8, which responds to comments related to other public services.
KE-4	This comment expresses concern related to an increase in traffic congestion as a result of the proposed project and associated population increase. Refer to DMW-1, JK-6, and JK-7, which responds to comments related to traffic congestion and implementation of improvements.
KE-5	This comment expresses concerns related to biological resources. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
KE-6	This comment raises concern regarding the impacts of single-family and multi-family development on raising livestock and suggests a rural residential land use is more appropriate. Refer to AG-3 and BR-3, which addresses comments related to a rural residential development alternative and JEI-6, which addresses this comment.
KE-7	This comment expresses concerns related to water supply, affordable housing, public facilities, transportation and road safety, consistency with applicable planning documents, and biological resources. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply, KK-11, which responds to comments related to affordable housing; Jel-3, which responds to comments related to public services; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife; and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
KE-8	This comment suggests reducing the number of proposed residential dwellings. Refer to AG-3, which addresses comments related to project alternatives, including a rural residential development project alternative.

9.5.37 Joyce Hartwig

Joyce Hartwig

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issue which concerns me most is (circle item/highlight or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
 - Air Quality
 - Greenhouse Gas Emission
 - Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
 - Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issue of concern (i.e. Water.

JoH-1



* all issues are a concern for 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: July 25, 2022
SIGNED: Joyce Hartwig
email: hartwighome@att.net ...

↑
JoH-1
(cont'd)

9.5.37.1 Response to Letter from Joyce Hartwig

Comment No.	Response
JoH-1	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, biological resources, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; Gro-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.

9.5.38 Melissa and Jack Peterson

[EXT]Dana Reserve Project

Melissa Peterson <mlassap@live.com>

Mon 7/25/2022 2:05 PM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Melissa and Jack Peterson
850 Sandysdale Drive
Nipomo CA 93444

July 25, 2022

Department of Planning and Building
ATTN: Dana Reserve/Jennifer Guetschow
976 Osos Street, Room 300
San Luis Obispo, Ca 93408
jguetschow@co.slo.ca.us

RE: Dana Reserve Project

Dear Ms Guetschow,

As residents of Nipomo for the past 12 1/2 years, we would like to express some of our concerns regarding the proposed Dana Reserve Project. We moved to Nipomo because it has a small town feel with numerous agricultural and rural properties. The added subdivision will make our small town feel more like a typical city in Southern California.

Our home is on Sandysdale Drive and the Dana Reserve project will impact us considerably due to an increase in traffic. With increased traffic comes increased air and noise pollution.

We are also very concerned with the number of homes proposed and the amount of water that will be required to take care of the families living there. As it is, our water rates have gone up considerably since we moved here and that trend promises to continue. We are encouraged to conserve water and yet apparently, the Planning Commission sees no problem with adding over 1200 new living spaces and increasing the Nipomo population by roughly 20%, all which means more water consumption. Nipomo does not have the infrastructure in place to accommodate this project.

The impacts from the Dana Reserve Project will not overcome the social and economic so-called benefits of the project and we would like to see a much more modest proposal for the property, one that respects more open space and its many oak trees. Coastal Live Oak trees take up to 75 years to reach maturity and can live for up to 250 years. The proposed removal of more than 3500 of these majestic trees is beyond comprehension. We feel this project, if it goes ahead as planned, will destroy the charm and warmth of Nipomo.

Sincerely,

Melissa Peterson

Jack Peterson

Melissa Peterson, mlassap@live.com
Jack Peterson, k6dmm@live.com

cc: Lynn Compton, County Board of Supervisor
district4@co.slo.ca.us

MJP-1

MJP-2

MJP-3

9.5.38.1 Response to Letter from Melissa and Jack Peterson

Comment No.	Response
MJP-1	This comment raises concern regarding the density of the proposed development and associated increase in traffic congestion, noise, and air pollution. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions. As evaluated in Section 4.13, <i>Noise</i> , A Noise Impact Study was prepared for the proposed project to determine impacts related to short- and long-term noise associated with the proposed project. Mitigation Measures N/mm-1.1 and N/mm-1.2 have been identified in the EIR to reduce short- and long-term increases in noise associated with the proposed project and ensure the project is consistent with the noise standards established in the County's Land Use Ordinance. Therefore, no changes to the environmental document are needed.
MJP-2	This comment expresses concern related to the available water supply for the population projections associated with the DRSP. Refer to MR-1 and GRe-1 through GRe-4, which addresses this comment.
MJP-3	This project raises concerns related to social and economic impacts in addition to concern related to the loss of trees at the site. Refer to CE-3, which addresses comments related to social and economic impacts and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site. Additionally, refer to AG-3 and JK-5, which responds to comments regarding an alternative layout for the proposed project intended to reduce impacts to oak trees at the project site.

9.5.39 Sue Shaleen

[EXT]Commissioner Don C

sue <suequilting@gmail.com>

Mon 7/25/2022 9:13 AM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Jennifer, I would like to say to the head of the planning commission that Commissioner Don Cambel . should be removed from the Dana Reserve Development panel. My issue is the last meeting, I reviewed the tape, he stated he went to lunch the day before the meeting with the developer who has been a close friend for over 30 years. This seems like a major conflict of interest. Also, he stated the land has never been used for algaculture and cattle purposes . This shows he doesn't have information about Nipomo and its history. As I write this there are cattle NOW on the Dana Reserve grazing. Maybe he should have had lunch in Nipomo?

SSH(2)-1

Sent from [Mail](#) for Windows

9.5.39.1 Response to Letter from Sue Shaleen

Comment No.	Response
SSh(2)-1	This comment raises concern regarding a potential conflict of interest regarding the planning commission and the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.40 Betty Sleeth

[EXT]Dana Reserve Preserve DEIR

Betty Sleeth <bettysleeth@me.com>

Mon 7/25/2022 2:38 PM

To: Jennifer Guetschow <jguetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a building project that will develop 288 acres in the Unincorporated County Community of Nipomo. The limited social and economic benefits of the Dana Reserve Project will not outweigh the many significant impacts of the project.

Draft Environmental Impact Report (DEIR) Comments:

1. It is difficult to understand any of the alternative project plans without visuals. Alternative 1 and 3 are the only alternatives to have a visual representation. Alternative 2, 4, and 5 are described but no visual of housing location is provided. This makes comparison to the original proposed project map challenging for the layperson to understand. BSI-1
2. None of the biological surveys were done during the overwintering months for monarchs. The only survey done during this period was on January 20th for birds and badgers. The DEIR states that "The Nipomo Mesa is largely under-surveyed for monarch butterfly aggregation sites because most of the land is privately owned." It is also documented in the DEIR that monarchs do aggregate, although less commonly, "in oak trees." (CDFW 2021a) DEIR 4.4-25 During the winter months on Sandydale, numerous monarch butterflies can be found looking for nectar in yards. Neighbors near Highway 101 on Sandydale/Brianwood have reported clusters there. Are the monarchs also in the oaks on the proposed development? How do we know they are not? One of the primary drivers affecting the health of the monarch population as stated by The US Fish and Wildlife SSA (Species Status Assessment) of September 2020 is "incompatible management of overwintering sites in California," BSI-2
3. In section 4.4.1.2.6 Special-Status Wildlife Species it states that the "adjacency of the North Frontage Road Extension Parcel to the Specific Plan Area, the CNDDB search conducted for the Specific Plan Area applies to the extension parcel. The eucalyptus trees provide potential for.....roosting monarch butterflies." I again point out that monarchs would only be found roosting there October through March and the DEIR was not conducted during this time frame. Are we again mismanaging an overwintering site at a time when we need to be preserving it? The very least we can do is survey during an appropriate time frame for this beleaguered but much loved insect. BSI-3
4. 4.4-33 again states that North Oakglen Avenue, "which is lined with coast live oak trees and large eucalyptus trees...could potentially provide suitable habitat for monarch butterflies." This applies to the proposed waterline extension area. See my comments regarding overwintering monarchs in point 2 and 3 above. BSI-4
5. BIO Impact 18 (Class 1) BIO/mm-18.4 pg 4.4-92 The Applicant Proposed Mitigation is 187 acres on the Dana Ridge Ranch. "A Conservation easement over the protected habitat shall be controlled by a qualified conservation organization approved by the County of San Luis Obispo." Has the applicant met and talked with the board of the Dana Adobe and offered them the opportunity to be the "conservation organization?" This small non-profit does not have the financial support, training, expertise, or staff to manage additional land, especially land that is not contiguous to its current property. What are the specific requirements to be a "qualified conservation organization?" BSI-5

General Comments:

Additionally, more alternatives including a reduction in the overall neighborhood clusters should be assessed. Public comment on July 14th has shown that there are concerns with the project from the community of Nipomo. Alternatives in the EIR and additional alternatives not assessed, would take into account the concerns of the Nipomo community which include a project with less units, which would reduce the overall traffic and jobs/housing imbalance identified in the EIR, more buffer room between high density housing and rural homes on the perimeter of the project to account for BSI-6

future conflicts between land uses, and protection of more native oak trees onsite, which in turn would lessen the overall biological and aesthetic impacts on the rural character of the area.

▲ BSI-6
↓ (cont'd)

I took offense to comments made by Don Campbell (District 5) during the July 14th public meeting. In this meeting he made comments that neighbors with 1+ acre lots adjacent should "get over" (having high density houses immediately behind their lots), stated that the project "is not AG land" and then made comments about having met with the developer to discuss the project and had known said developer for 30 years. I do not think that Don Campbell comes off as unbiased, which was what was asked by the land planning manager at the beginning of the meeting. Additionally, there are real concerns from neighbors on these lots when the zoning for the neighboring property is proposed to be changed from Rural Residential (RR) to Single Family (SFR) or Multi Family Residential (MFR) zoning. Neighbors adjacent to this project have roosters, chickens, horses and cattle, despite Don's comments that this area "is not AG", they are allowed these animals in certain densities on their land. Unfortunately, new families moving into these SFR and MFR lots will not be so understanding of these animals. In many cases, the only space between these lots is a 15 ft setback with an equestrian trail. Although this equestrian trail is an amenity of the project, the buffer will not be enough to prevent the future conflicts that will occur between these lots with drastically different zoning on the other side.

BSI-7

What organization is in place to monitor the proposed mitigation acreage? Although the Dana Adobe non-profit meets the qualification for the historical sales pitch by the applicant, the Dana Adobe Amigos organization is a small non-profit with no formal conservation training or expertise. What are the specific requirements to be a "qualified conservation organization?"

BSI-8

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.

BSI-9

Respectfully submitted,

Betty Sleeth
betty sleeth@mac.com

9.5.40.1 Response to Letter from Betty Sleeth

Comment No.	Response
BSI-1	The comment raises concern regarding the alternative analysis and the lack of figures. CEQA does not require alternatives to be designed or analyzed to the same level of detail as the proposed project. Refer to KK-21, which addresses this comment.
BSI-2	This comment raises concern over the project's impacts on monarch butterflies and asserts that no surveys were conducted for this species during the overwintering period. As described in Table 4.4-2 in Section 4.4., <i>Biological Resources</i> , of the DRSP EIR, multiple surveys were conducted at the project site throughout the year between 2017 and 2021. While the eucalyptus grove and oak woodland has potential to provide marginally suitable habitat for this species, monarch butterfly is not documented to overwinter at this location; therefore, no species-specific surveys were conducted. Additionally, the project would remove two isolated eucalyptus trees but does not include the removal of the eucalyptus grove; therefore, direct impacts to monarch butterfly are not anticipated. Mitigation Measure BIO/mm-5.1 has been identified to further reduce impacts by requiring avoidance of this area during the overwintering season (late October through February). If this is not possible, the measure requires focused preconstruction surveys of the potentially suitable habitat to ensure no monarch butterfly individuals are present. If detected, this measure requires development to be postponed until the overwintering period is over. In addition, Mitigation Measure BIO/mm-1.1 through BIO/mm-1.6 have been included to reduce impacts to monarch butterflies and associated habitat. Implementation of the identified mitigation would ensure the project does not adversely affect this species during construction activities. Therefore, this comment does not require any change to the environmental document.
BSI-3	This comment raises concern over the project's impacts on monarch butterflies. Refer to BSI-2, which addresses comments related to monarch butterfly.
BSI-4	This comment raises concern over the project's impacts on monarch butterflies. Refer to BSI-2, which addresses comments related to monarch butterfly.
BSI-5	This comment raises concern regarding mitigation for the loss of oak trees and suggests coordination with the board of the Dana Adobe regarding the proposed conservation easement. Refer to MR-3, which addresses comments related to the loss of oak trees. As identified in Mitigation Measure BIO/mm-15.1, a conservation easement over protected habitat shall be controlled by a qualified conservation organization approved by the County of San Luis Obispo. Potential conservation organizations include, but are not limited to, The Nature Conservancy, San Luis Obispo Land Conservancy, Greenspace, Cambria Land Trust, or the California Department of Fish and Wildlife. The County of San Luis Obispo is responsible for initiating and monitoring coordination efforts. Therefore, this comment does not require any change to the environmental document. However, this comment will be made part of the administrative record and provided to local decision makers for their consideration.
BSI-6	This comment asserts alternatives related to the reduction of residential units should be explored. Refer to AG-3 and AG-4, which responds to comments related to the alternatives analysis.
BSI-7	This comment raises concern regarding the impacts of single-family and multi-family development on raising livestock and suggests a rural residential land use is more appropriate. Refer to AG-3 and AG-4, which addresses comments related to project alternatives and JEI-6, which addresses this comment.
BSI-8	This comment requests clarity regarding the organization in place to monitor the off-site mitigation area. Refer to BSI-5, which addresses this comment.
BSI-9	This comment suggests denial of this project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.41 Greg and Pamela Sturgeon

[EXT]Dana Reserve Project Concerns DEIR

Greg Sturgeon <blue-skies@charter.net>

Mon 7/25/2022 10:13 AM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

Cc: District 4 <district4@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Jennifer Guetschow

Department of Planning and Building

County of San Luis Obispo California

Re Dana Reserve Project Concerns DEIR

Biological Resources:

The removal of thousands of mature oak trees is an absolute disaster. The county has a tree ordinance for a reason, and it needs to be applied in this situation. Why have it just so a developer can come along buy a parcel on a hill to mitigate the loss of thousands of mature oaks. Not acceptable.

GPS-1

Land Planning:

There seems to be some improprieties, although subtle, in the comment made by Planning Commissioner Campbell regarding his having known the developer Mr. Tompkins for over 30 years. Having known Mr. Tompkins for any amount of time should be deemed biased and he be removed from this decision making process for the duration. His comment that houses on acreage surrounding the project should "get over" having high density housing immediately adjacent to their properties during the EIR public meeting. Although the equestrian trail is an amenity of the project the proposed buffer will not be enough to prevent future conflicts from one side of the "trail" to the other. We need to see a redesigned development plan that will drastically reduce the housing on the perimeter of the development in order to avoid future conflicts.

GPS-2

Water:

This is a fluid situation. The state of California is in a drought situation and it is getting worse by the year. We, the residents of Nipomo, are already being asked to conserve and it is only going to get worse until we see significant rain. The fact that NCS D made a bad deal years ago by not connecting to state water and we have to "use it or lose" it is an argument that just can't be won. Put the water in the aquifer for future use for the residents and farms that already exist in Nipomo. The water the developer is counting on may not be there in the second, third or even first phase of this project. If a new development in a water parched area is approved all water saving measures at our disposal should be utilized. A waste water recycling line plan to supplement water resources was not developed for this project as it should have been.

GPS-3

Public Facilities:

The EIR states that Nipomo High School is already full and the completion of this project would further contribute to the excess of students at the high school and the traffic getting them there. Dorthea Lange is the elementary school that the future children from this project would attend. When that facility gets full these children will have to go over to Nipomo Elementary. Lucia Mar has concerns about this project but the mitigated FEES are acceptable? Money instead of the safety of their students? Not acceptable.

GPS-4

Affordable Housing:

GPS-5

Since when did \$600 thousand become affordable housing? Along with HOA fees? That goes up for ever. This is not affordable housing. Don't call it such.

Transportation:

The increase in traffic from this development will cause huge backups on Mary and Tefft streets and both north and south bound off ramps as all of the Nipomo amenities are accessed by using Tefft Street. Adding 4500+ new people and who knows how many cars to this one intersection is a Public Safety concern. Nipomo is not a walking town or a safe bike riding town. Development of those amenities should be discussed if you are going to add 4500+ new people. Pomeroy is a thoroughfare to get from one side of town to the other. One street? There has been a fatal crash on Pomeroy in the middle of the day. The increase of traffic on Pomeroy will be very dangerous for those living on Sanddydale and other attached streets. Sanddydale has a large cement island in the middle for no reason. When walking on that end of the street and a car is coming you have to climb a dirt mound to get out of the way. CALTRANS has deemed that our area is too rural for improvements on this section of the highway. No help from them. Too Bad Nipomo! Listen to them! Too rural for this large of a development!

Having lived in Nipomo in the same house for 36 years we have enjoyed some "progress" we would be lying if we said otherwise. The Dana Reserve Project is not a change we are willing to accept as is. We see no social/economic benefits to this plan. The demise of Nipomo is all we can see.

Send this project back for the development of more alternatives like 5 acre ranchettes or rural residential property as is the surrounding properties.

Respectfully

Greg & Pamela Sturgeon

blue-skies@charter.net

July 26, 2022

↑GPS-5
(cont'd)

GPS-6

GPS-7

9.5.41.1 Response to Letter from Greg and Pamela Sturgeon

Comment No.	Response
GPS-1	This comment asserts that the proposed project is inconsistent with the County's Oak Woodland Ordinance due to the removal of oak trees at the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees at the project site. In addition, refer to ES-3, which addresses comments related to applicable planning policies.
GPS-2	This comment raises concern regarding a potential conflict of interest regarding the planning commission and the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
GPS-3	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
GPS-4	This comment raises concern regarding the capacity of the LMUSD. Refer to BR-6, which responds to comments regarding public schools.
GPS-5	This comment raises concern regarding affordable housing. Refer to KK-11, which addresses this comment.
GPS-6	This comment expresses concern related to traffic congestion along Willow Road and Pomeroy Road. Refer to DMW-1 and JK-6 and JK-7, which addresses comments related to an increase in traffic along Willow Road, Tefft Street, and other local roadways associated with the proposed project.
GPS-7	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.42 Kathryn Aurand and Nathan Schleifer

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[EXT]Objections to proposed Dana Reserve Project

KA Kathryn Aurand <eddie@tolife.email> To: Jennifer Guetschow Tue 7/26/2022 5:20 PM

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Department of Planning and Building
976 Osos St., Room 300
San Luis Obispo County

Dear Ms. Guetschow,

The impacts from the Dana Reserve Project will in no way overcome the social and economic benefits of the project. I have resided in Nipomo for 20 years; I love my home and neighborhood. This proposed development will very negatively impact my neighborhood.

The number of homes proposed is completely irresponsible. When this part of the coast is beset by wildfires, as so many parts of the world are now: California, Texas, Spain, Portugal, Italy where will we get the water to fight the fires if this number of homes is built. We are in a prolonged drought with no end in sight. We literally get 2 rains a year now. In the near future, I envision the price of water increasing; eventually the wells will run dry and people will have to install water tanks that get filled periodically. This massive development will greatly speed up that process.

The Dana Project should require a state of the art recycling system. The developer should be required to use non combustible materials, etc. I am gratified that the homes will be all electric.

The Dana Project should reduce the number of homes so that a woodland corridor can be preserved. People tell me Nipomo is famous for all of its birds; please work to keep it that way.

I don't understand how anyone can claim \$600,000 houses are affordable. That is not a reasonable price to pay for a teacher, a policeman, most middle class people. Townhouses, and more simply designed homes should be included so people can afford a home.

Please reduce the number of homes proposed, please add a woodland corridor, and provide viable commercial businesses.

Thank-you,
Kathryn Aurand and Nathan Schleifer
920 Calle De Topo
Nipomo, Ca
(805)929-5206

↩️ Reply ➡️ Forward

KANS-1

KANS-2

KANS-3

KANS-4

KANS-5

KANS-6

9.5.42.1 Response to Letter from Kathryn Aurand and Nathan Schleifer

Comment No.	Response
KANS-1	This comment raises concern regarding neighborhood compatibility. Refer to PH-1, which addresses comments related to neighborhood compatibility.
KANS-2	This comment raises concern regarding the proposed number of homes, drought, and wildfire. Refer to BR-3, which addresses comments related to a rural residential development project alternative; MR-1 and GRe-1 through GRe-4, which responds to comments related to the availability during normal, single-dry, and multiple-dry year conditions; and BR-1, which addresses comments related to wildfire.
KANS-3	This comment suggests that the developer uses non-combustible materials and expresses support for the development of all-electric houses. This comment does not require any revisions to the EIR.
KANS-4	This comment suggests reducing the number of homes to reduce impacts to oak woodlands and trees. Refer to BR-3 and AG-3, which responds to project impacts related to a reduction in the number of homes associated with the proposed project and to MR-3, JK-4, and BR-1, which addresses comments related to biological resources, including loss of oaks and impacts to wildlife.
KANS-5	This comment raises concern regarding the affordability of the proposed affordable homes. Economic impacts are generally not considered environmental impacts under the CEQA and only require discussion if the impacts would have a negative impact on the physical environment, or if the impacts would result in growth-inducing impacts. As such, no changes in the environmental document are needed. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
KANS-6	This comment requests that the number of homes is reduced, a woodland corridor is provided, and viable commercial businesses are developed. This comment does not require revisions to the EIR.

9.5.43 Diane Dolden

🗑️ Delete 📁 Archive 🛡️ Report ↩️ Reply ↶ Reply all ➦ Forward 📧 📎 🚩

[EXT]Dana Reserve Project

DD **Diane Dolden** <dianedolden@gmail.com> Tue 7/26/2022 10:37 AM
To: Jennifer Guetschow

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

I have extreme reservations about the proposed extensive development in Nipomo. There are many reasons to be opposed to the scale of this proposal. First of all, I'm opposed to the destruction of native oak habitat and the death of the native plants and animals. I've worked in Nipomo starting over 20 years ago and have witnessed the sometimes slow and other times quick devastation to the native oak habitats over time. We need to preserve the remaining land not develop it. Additionally, water has been an issue in Nipomo and the size and scope of this proposal doesn't make sense now or in the future. This project doesn't make sense for the benefit of the community of Nipomo. Thank you for your consideration.

↩️ Reply ➦ Forward

DiDo-1
DiDo-2

9.5.43.1 Response to Letter from Diane Dolden

Comment No.	Response
DiDo-1	This comment raises concern regarding the loss of oak woodland, native plants, and wildlife. Refer to MR-3, JK-4, and BR-1, which addresses comments related to biological resources, including loss of oaks and impacts to plants and wildlife.
DiDo-2	This comment raises concern regarding the availability of water within the community. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to the availability during normal, single-dry, and multiple-dry year conditions.

9.5.44 Elaine Von Achen

To: SLO Planning Commission re Dana Reserve Project: SLO Planning Commission c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo. After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issue which concerns me most is (circle item/highlight or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR
- Nipomo's infrastructure is not sufficient to handle the increase in traffic and population that this project will impose on the surrounding community.
- Areas of Nipomo are currently on water restriction. This can only negatively impact the already limited supply.
- I am local, 5th generation, and have lived in this house for 44 years directly across the street from the project, removal of these old oaks will break my heart.

EVA-1

EVA-2

EVA-3

EVA-4

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.

EVA-5

DATE: 7.26.2022

SIGNED: Elaine Von Achen

email: _elainevonachen@hotmail.com

Signature: 
Elaine Von Achen (JUL 23, 2022 14:30 PDT)

Email: elainevonachen@hotmail.com

9.5.44.1 Response to Letter from Elaine Von Achen

Comment No.	Response
EVA-1	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, and biological resources. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife; and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
EVA-2	This comment expresses concern related to traffic congestion associated with the proposed population increase. Refer to JK-6, JK-7, and DMW-1, which addresses <u>address</u> comments related to an increase in traffic associated with the proposed project. Additionally, refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance.
EVA-3	This comment raises concern regarding the availability of water supply for the proposed project in addition to the existing community. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
EVA-4	This comment expresses concerns related to the loss of oak trees at the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
EVA-5	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.45 J Ahler

1786 Trilogy Pkwy
Ahler

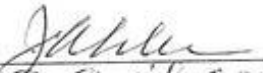
SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issue which concerns me most is (circle item/highlight or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
 - Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
 - Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

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: 7/27/2022 SIGNED: 
email: jmahler1947@gmail.com

*copy this letter into your word processing program.
Highlight or circle your concern from list.
Date/Sign/add email.
Copy and paste into your email program.
send to jguetschow@co.slo.ca.us

OR
mail to: Department of Planning and Building
ATTN: Dana Reserve/Jennifer Guetschow
976 Osos Street, Room 300
San Luis Obispo, CA 93408

MUST BE RECEIVED BY AUGUST 1

JA-1

9.5.45.1 Response to Letter from J Ahler

Comment No.	Response
JA-1	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, biological resources, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.

9.5.46 David Biklen

Jennifer Guetschow

From: david biklen <davidbiklen@yahoo.com>
Sent: Wednesday, July 27, 2022 10:23 PM
To: Jennifer Guetschow
Subject: [EXT]Against further Nipomo development

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WATER- where dos it come from- Makes NO SENSE

DBi-1

9.5.46.1 Response to Letter from David Biklen

Comment No.	Response
DBi-1	This comment raises concern regarding the availability of water supply for the proposed project in addition to the existing community. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.

9.5.47 Susan Duran

Jennifer Guetschow

From: togfrog@aol.com
Sent: Wednesday, July 27, 2022 9:02 PM
To: Jennifer Guetschow
Cc: togfrog@aol.com
Subject: [EXT]Dana Reserve Plan

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

To County of San Luis Obispo,

I am writing this letter because I am against this plan (Dana Reserve). I, as a tax payer and property owner for the last 42 years here in Nipomo, feel that this is not a good plan. There is definitely not enough water to be building this many homes. We have had to cut back to watering only 2 days a week on our property and they have invoked surcharges if we go over a very small amount. We have no grass on one and a half acres and we still had a surcharge this month. If you read the news you would be aware that the whole west is in a drought. Look at Lake Mead, Lake Powell, Shasta Lake, Trinity Lake, Lake Orville, and even the Great Salt Lake in Utah. Open your eyes. No large building plans should be allowed at this time.

The area they want to put small lots on if allowed should only be 1 acre home sites or 5 acre home sites.

This plan will have a negative impact on our schools, our grade schools and High school are at capacity. It will also cause more traffic problems.

Environmentally, it's horrible that they would allowed to take out over 3,000 trees. Most of these trees are over 100 yrs old. There is no replacing oaks this old. That was proven on the 100 acre property across from the Dana Adobe. As a Dana docent in the past I have watched the replanting of seedling oaks that have failed in the last 20 years. They have replanted these tree and watered and protected these tree and they are failing again. The trees on the Dana Reserve are enjoyed every day by thousands of commuters on Hwy 101. If they think the trees on the other side of the Temetate Ridge will be enjoyed by the public that is false.

We don't have the infrastructure or the services to provide for these homes and over 4,000 new residents here in Nipomo.

Please vote No on allowing this Plan.

Thank you,
Susan Duran
934 Division
Nipomo, Ca

SD-1
SD-2
SD-3
SD-4

9.5.47.1 Response to Letter from Susan Duran

Comment No.	Response
SD-1	This comment raises concern regarding the availability of water supply for the proposed project in addition to the existing community. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
SD-2	This comment suggests reducing the number of proposed residential dwellings. Refer to BR-3, which addresses comments related to a rural residential development project alternative.
SD-3	This comment expresses concerns related to the loss of oak trees at the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
SD-4	This comment raises concern over infrastructure and services to provide for the proposed project. Refer to KE-3, which responds to comments related to public services. Additionally, as described in Chapter 2, <i>Project Description</i> , of the EIR, the project includes the implementation of off-site water, wastewater, and transportation improvements necessary to support growth associated with the proposed project. Therefore, no changes to the environmental document are needed.

9.5.48 Darcia Foose

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Un-mitigatable Significant Class 1 issue which concerns me most is (circle or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

noise from road behind my home

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: 7/27/2022 SIGNED: Darcia Foose
email: 76darcia@gmail.com

Darcia Foose
Nipomo Resident

DaF-1

DaF-2

DaF-3

9.5.48.1 Response to Letter from Darcia Foose

Comment No.	Response
DaF-1	This comment raises concern regarding consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
DaF-2	This comment raises concern regarding an increase in noise. As evaluated in Section 4.13, <i>Noise</i> , A Noise Impact Study was prepared for the proposed project to determine impacts related to short- and long-term noise associated with the proposed project. Mitigation Measures N/mm-1.1 and N/mm-1.2 have been identified in the EIR to reduce short- and long-term increases in noise associated with the proposed project and ensure the project is consistent with the noise standards established in the County's Land Use Ordinance. As this issue is addressed in the EIR, no revisions to the environmental document are required.
DaF-3	This comment raises concern regarding consistency with an increase in noise. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.49 Richard Foose

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Un-mitigatable Significant Class 1 issue which concerns me most is (circle or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

Too dense. Moving trees/removing = kills trees

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: 7/27/2012 SIGNED: Richard Foose
email: coolpainterdad@gmail.com

Richard Foose
Nipomo Resident

RF-1

RF-2

RF-3

9.5.49.1 Response to Letter from Richard Foose

Comment No.	Response
RF-1	This comment raises concern regarding consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
RF-2	This comment raises concern regarding the removal of oak trees. Refer to MR-3, JK-4, and BR-1, which addresses comments related to biological resources, including loss of oaks.
RF-3	This comment raises concern regarding consistency with an increase in noise. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.50 Sandy Garcia

Jennifer Guetschow

From: Sandy Garcia <sgarcia.skg@gmail.com>
Sent: Wednesday, July 27, 2022 11:35 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve Housing

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

I OPPOSE the Dana Housing proposal. We do not have enough water to support a new development. Also, Nipomo doesn't have the infrastructure to support this large increase in population. I live south of Tefft and already have difficulty accessing the freeway to go north on 101 for work. During the weekends the traffic is so bad it's challenging to shop locally in Nipomo. It's easier to drive south to Santa Maria, but then I'm not able to support local business. Please preserve Nipomo and not make it unlivable due to overcrowding.

SG-1

Sandy Garcia
718 January St, Nipomo, CA 93444

9.5.50.1 Response to Letter from Sandy Garcia

Comment No.	Response
SG-1	This comment expresses concerns related to growth associated with the proposed project and an associated increase in traffic congestion. Refer to BR-2, which addresses comments related to population growth and JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion, hazards, and implementation of improvements.

9.5.51 B.K. Richard

Notes On Dana Preserve Draft EIR

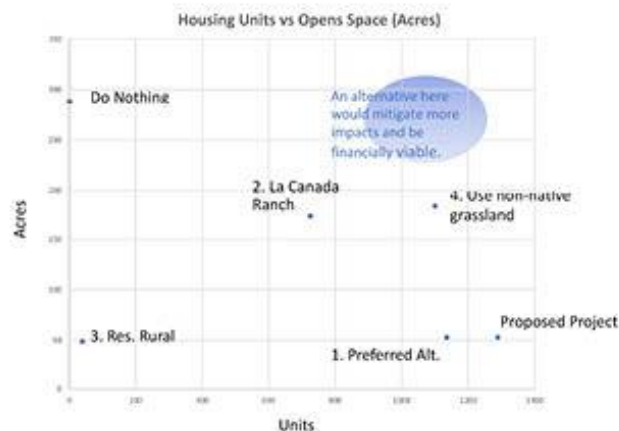
B.K. Richard, July 27
, 2022

The following are some summary comments, from having browsed the Draft EIR. They concentrate on the overall density and design of the project and not on the specifics of the long list of Class I impacts. My plan is to look at each of these in the next week or so.

1. The primary project and the Applicant Preferred Alternative are almost indistinguishable, in spite of the long list of Class I impacts. There is no sense of any effort to compromise on the approach. This is evident when looking at the two graphics side by side (next page).
2. There should be maps of each of the Alternatives. Summary statistics would also help understand the relationships between Alternatives and impacts.
3. The Burton Mesa Chaparral Avoidance and the Alternative 4 ("Development on Non-Native Grassland") are disingenuously posed. The compression of development is extreme and the visual impact, in particular, is not creatively dealt with. This Alternative seems blatantly designed to be rejected. The scatter plot shows where to look for an alternative that might work. It's hard to imagine how a creative company like RRM couldn't find an alternative in this space, if motivated to do so and given a little more flexibility

BKR-1

BKR-2



BKR-3



Figure 2-9. DRSP Proposed Conceptual Master Development Plan.



Figure 5-3. Alternative 1 conceptual master plan.

BKR-3

4. Frontage road North Frontage Road through APN 091-325-022. The County has no formal community separator goals, but it would make sense to route this road away from US 101 into the project to enable some form of mitigation (e.g. a berm (see next point)) to reduce visual impacts. See how this was done at Pleasant Valley Fields in Camarillo. See OS 4.2 in the COSE.
5. I've created my own version of Alternative 4 (4B, next page). This is a crude Photoshop effort, but I think it provides some idea of what might be possible or what might be considered.
The idea is to concentrate development along the eastern side of the project, leaving most of the oaks alone, while mitigating the visual issues associated cited in the review. The key changes include:
 - a. Putting a buffer for US 101 ("bermed" for visual and noiseisolation) on the east side.
 - b. Adding a trail for nature/recreation. Developer should get credit for this as (long, skinny) recreation space with other neighborhood access. This could become Nipomo's "Central Park" or "Pismo Preserve".
 - c. Compensating for the loss of space near the freeway with some impacts to woodland.
 - d. Rerouting the frontage road away from the freeway for more isolation.
 - e. Use of some commercial space for co-located housing (mixed use)
 - f. Potential use of basins for some recreation.
6. The offsite piece seems irrelevant. It would seem that this parcel would have very limited development without conservation. And it doesn't seem suitable for any scaled effort in planting oaks. Given the scale of the Dana Preserve it might be a great time to apply a key idea from the COSE dealing with Land Banking¹. This project would be a great place to start a bank with a contribution of dollars for mitigation instead of the offsite land.
7. Impacts should be quantified. Language like "less" or "more" is vague when quantitative estimates could be applied. MTCO2e numbers are a good example. They should be estimated for each Alternative.
8. It would seem that a lot more could be done for affordable housing. We'll stay perpetually behind if we don't take more aggressive goals in this area. 75 units is

BKR-4

BKR-5

BKR-6

BKR-7

BKR-8

¹ Implementation Strategy COSE-2 Conservation and Open Space Mitigation Program Within one year of adoption of this Element, conduct a feasibility study of a Conservation and Open Space Mitigation Program that would establish an in-lieu fee, mitigation program, open space district, and/or land bank to offset or mitigate potential development project impacts to the environmental resources identified in this Element, including cumulative impacts. The feasibility study should consider use of a land bank concept for a variety of open space purposes. The feasibility study shall evaluate the use of in-lieu or mitigation fees for implementation of this Element, consistent with AB 1600. Develop and implement the Program based on the findings of the feasibility study.

generous, but I think far more could be done, potentially giving the project a higher total unit ceiling to enable this type of construction.

↑BKR-8
↑(cont'd)

Burton Mesa Alternative (like Alternative 4)



Figure 5-1. Burton Mesa chaparral avoidance alternative.

"Alternative 4B" (described in the text, item 5)



Figure 5-1. Burton Mesa chaparral avoidance alternative.

BKR-9

9.5.51.1 Response to Letter from B.K. Richard

Comment No.	Response
BKR-1	This comment expresses concern related to the Applicant Preferred Alternative. Refer to AG-3 and AG-4, which addresses comment related to the alternatives analysis.
BKR-2	This comment expresses the need for figures throughout the alternatives analysis. Refer to KK-21, which responds to this comment.
BKR-3	This comment expresses concern related to the alternatives analysis, including the Burton Mesa Chaparral Avoidance alternative. Refer to MR-3, AG-3, and AG-4, which addresses comment related to the alternatives analysis and Burton Mesa chaparral.
BKR-4	This comment suggests routing North Frontage Road away from US 101 to alleviate visual impacts. Implementation of proposed roads are is necessary to satisfy County Public Works requirements and reduce existing vehicle congestion. In addition, the EIR identifies a Class I impact related to aesthetics, and this measure would not reduce identified Class I impacts. Therefore, this comment does not require any change to the environmental document.
BKR-5	This comment identifies a different approach to Alternative 4. Refer to AG-3 and AG-4, which responds to comments related to the alternatives analysis.
BKR-6	This comment suggests that the off-site mitigation area is irrelevant and suggests creation of a mitigation bank. As identified in Section 4.4, <i>Biological Resources</i> , of the EIR, the off-site mitigation area would be used to mitigate impacts related to the loss of oak woodlands at the project site. This comment does not require any change to the environmental document.
BKR-7	This comment suggests quantifying impacts. Refer to GRe-7, which describes language used to classify impacts. The EIR uses both qualitative and quantitative analysis throughout the EIR; however, it is impossible to quantify all issue areas identified under CEQA Appendix G (e.g., Aesthetics). This comment does not require any change to the environmental document.
BKR-8	This comment suggests increasing the amount of affordable housing included in the project. Refer to KK-11, which addresses comments related to affordable housing.
BKR-9	This comment includes figures of this commenter's approach to Alternative 4. Refer to KK-21, which addresses this comment.

9.5.52 Carol Scalisi

Rwd 8.1.22

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Un-mitigatable Significant Class 1 issue which concerns me most is (circle or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

* Water - lack of it shortages

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: 07/27/22 SIGNED: Carol Scalisi
email: scalisi.carol@gmail.com

CSc-1

9.5.52.1 Response to Letter from Carol Scalisi

Comment No.	Response
CSc-1	This comment expresses concerns related to the density of proposed housing, transportation, air quality, consistency with applicable planning documents, biological resources, water supply, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; and CE-3, which addresses comments related to social and economic impacts.

9.5.53 Linda Shelby

Recd: 5/1/22

Linda Shelby 1782 Tricogy

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issue which concerns me most is (circle item/highlight or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

WATER!

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: 7/27/22 SIGNED: Linda Shelby
email: lshelby805@gmail.com

*copy this letter into your word processing program.

Highlight or circle your concern from list.

Date/Sign/add email.

Copy and paste into your email program.

send to jguetschow@co.slo.ca.us

OR

mail to: Department of Planning and Building

ATTN: Dana Reserve/Jennifer Guetschow

976 Osos Street, Room 300

San Luis Obispo, CA 93408

MUST BE RECEIVED BY AUGUST 1

LSh-1

9.5.53.1 Response to Letter from Linda Shelby

Comment No.	Response
LSH-1	This comment expresses concerns related to the density of proposed housing, air quality, biological resources, water supply, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth; GRo-3, which responds to comments related to air quality emissions; BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; and CE-3, which addresses comments related to social and economic impacts.

9.5.54 Flora Arguilla, MBA

Jennifer Guetschow

From: Flora Arguilla <abiarguilla@me.com>
Sent: Thursday, July 28, 2022 1:10 PM
To: Jennifer Guetschow
Subject: [EXT]STOP Nipomo development

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

I honestly just want to know how people think this development will do anything other than lower the quality of the natural ecosystem in our rural Nipomo and also the quality of life of incumbent Nipomo residents. Myself and many of my Nipomo neighbors are very against this Dana Reserve development. Leave the oak trees alone! To quote a former natural resource manager for the city of SLO, "Replacing 4,000 200-year-old oaks with 4,000 tree saplings does not mitigate the loss of 2.25 million pounds of carbon dioxide sequestered by these trees every year." The Nipomo area is already experiencing a jobs/housing imbalance which will get **significantly** worse with the building of 1,441 new dwelling units. There is simply not enough infrastructure, roads, or jobs in this area for this. Please consider the detrimental ecological & social impacts that this project will have on our town. Do you really want a bunch of resentful agricultural residents at your doorstep? We take care of our own out here and will not hesitate to get in people's faces for unjust and explicitly greed-driven projects in our town. Think with morals, not wallets **for once!**

FA-1
FA-2
FA-3

Signed, a concerned and exasperated citizen of Nipomo,
Flora Arguilla, MBA

9.5.54.1 Response to Letter from Flora Arguilla, MBA

Comment No.	Response
FA-1	This comment expresses concerns related to the loss of oak trees at the project site, which also mitigates air emissions. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site. Additionally, refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions.
FA-2	This comment raises concerns related to the job-to-housing balance within the community and impacts on local infrastructure as a result of population growth associated with the proposed project. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance and DR-3, which responds to comments related to utilities and public services.
FA-3	This project expresses this commenter's dedication to the existing community. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.55 Sharon Ashworth

Jennifer Guetschow

From: SHARON L. ASHWORTH <leklein@aol.com>
Sent: Thursday, July 28, 2022 3:25 PM
To: Jennifer Guetschow
Subject: [EXT]Growth in Nipomo

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Please do not let the Dana Reserve Development get approved. Nipomo is very special because it is rural and allows for horse trails which are presently being taken over by construction and population growth. No longer can you walk or ride a horse on paths by trees or fields. Now one has to walk or ride a horse next to car traffic, houses and cross over streets.

The Dana Reserve Development will increase the population in Nipomo by 25% and ruin its rural flare. I moved here from and left a suburb area to find open spaces in Nipomo. Trilogy has already destroyed much of the uniqueness of Nipomo. What little open spaces we have left need to stay open for Nipomo to stay different and special.

Water is and continues to be an issue for our area.

SAVE NIPOMO STOP DANA RESERVE DEVLEOPMENT.

SA-1

SA-2

ISA-3

9.5.55.1 Response to Letter from Sharon Ashworth

Comment No.	Response
SA-1	This comment expresses concerns related to the density of proposed housing and associated population growth. Refer to BR-2, which addresses comments related to population growth associated with the proposed project.
SA-2	This comment expresses concerns related to the density of proposed housing and associated population growth. Refer to BR-2, which addresses comments related to population growth associated with the proposed project.
SA-3	This comment raises concern regarding the availability of water supply for the proposed project in addition to the existing service area. Refer to MR-1 and GRe-1 through Gre-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.

9.5.56 Wanda Cook

Jennifer Guetschow

From: Wanda Cook <wjcook12@hotmail.com>
Sent: Thursday, July 28, 2022 6:29 PM
To: Jennifer Guetschow
Subject: [EXT]Proposed Dana Reserve Project

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

I have some concerns/questions that pertain to the Proposed Dana Reserve Project. What concerns me most is the high concentration of housing (1200 units) on 288 acres. Trilogy, which is just a few miles away, is on 950 acres for the same number of 1200 houses. Black Lake in Nipomo is 554 homes on 421 acres. Yes, they have golf courses or grape vineyards, but these make the communities less crowded. Also, Nipomo is a mixture of suburban and rural neighborhoods, and the increased density and traffic will really impact the rural areas, which are adjacent to this new proposed housing project. Was this how the land was intended to be developed? I realize we need more housing, especially affordable housing, and that builders need to make money, but I believe that 1200 homes are too many for this area. The project needs to be downsized!

WC-1

WC-2

The 3,948 oak trees to be removed is also a concern. When the Willow onramp was built and oak trees removed, to mitigate the loss of oak woodlands, oak trees were planted on property at the Dana Adobe to be used in their trails and nature walking areas, to be enjoyed by all. This site chosen to mitigate the loss of oak woodlands is "in the middle of nowhere". These old oak trees on the Proposed Dana Reserve Project provide habitats and nourishment to wildlife that took 100 years to develop and that now thrive. Oak trees eat up air pollutants, so our air quality will be negatively affected also. This is too many oak trees to be removed, and with less dense housing many more oaks could be saved/retained. Black Lake left many oak trees when they built their community, and these oaks are an amazing addition to the surrounding properties there, add much value.

WC-3

Of course, I am concerned about the water issue, or lack of it in our area. Water is an unpredictable resource. Trilogy has their own water and sewage system that recycles water reusing treated urban wastewater on golf courses and common areas. It also recaptures storm water. Will this new development also include a water and sewer system that recycles and recaptures water?

WC-4

Thank you for your concern.

Sincerely,

Wanda Cook
1994 Northwood Road
Nipomo, Ca 93444
wjcook12@hotmail.com






9.5.56.1 Response to Letter from Wanda Cook

Comment No.	Response
WC-1	This comment expresses concerns related to the density of proposed housing and associated population growth. Refer to BR-2, which addresses comments related to population growth associated with the proposed project.
WC-2	This comment suggests reducing the number of proposed residential dwellings. Refer to BR-3, which addresses comments related to a rural residential development project alternative.
WC-3	This comment raises concern over the loss of oak trees at the project site and associated habitat loss. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
WC-4	This comment raises concern regarding the increase in demand on NCSW water supply and wastewater infrastructure. Refer to MR-3 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions. In addition, refer to JK-2, JK-3, and PH-4 which responds to comments related to wastewater infrastructure.

9.5.57 Jim and Peggy Cox

🗑️ Delete 📁 Archive 🛡️ Report ↩️ Reply ↶ Reply all ➜ Forward 📧 📎 🚩

[EXT]Re: DANA RESERVE PROJECT

JC James Cox <jimpeg65@att.net>      Thu 7/28/2022 8:28 PM

To: Jennifer Guetschow

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Attn: Jennifer Guetschow
County of San Luis Obispo

Re: DANA RESERVE PROJECT

"The social and economic benefits of the project will not outweigh the impacts of this project!"

At this time, in Nipomo's history the last thing we need is the "Dana Reserve Project". The drought we are dealing with should mean "NO new building permits - no more water hookups. The fact that this project would mean destroying 3948 Oak Trees and 35 acres of Burton Mesa Chaparral is heartbreaking and against the rules. They cannot be replaced. The effects on our schools, the increased traffic, jobs, air quality and much more will affect everybody negatively! Please do not approve the "Dana Reserve Project!"

My family has been involved in "Nipomo" since the early 1900's, off and on. We love it here

There has to be a way to turn this around.

Thank You

Jim & Peggie Cox
720 Black Oak Lane
Nipomo, Ca 93444-8822
(805) 929-2598
jimpeg65@att.net

↩️ Reply ➜ Forward

JPC-1
JPC-2
JPC-3
JPC-4
JPC-5

Jim + Peggie Cox
720 Black Oak Ln.
Nipomo

mailed 7-28-22
rcvd 8-2-2022

July 28, 2022

ATTN: Jennifer Guetschow
County of San Luis Obispo

RE: Dana Reserve Project!!

"The social and economic benefits of the project will not outweigh the impacts of this project!"

at this time in Nipomo's history, the last thing we need is the "Dana Reserve Project. The drought we are dealing with should mean no new building permits - no more water hookups. The fact that this project would mean destroying 3948 Oak Trees and Chaparral is heart-breaking and against the rules. They cannot be replaced.

The effect on our schools and the increased traffic, jobs, air quality and much more will affect everybody negatively! Please do not approve the

JPC-6

- 2 -

Dana Reserve Project!

My family has been involved
in "Nipomo" since the early 1900's,
off and on. We love it here.

There has to be a way to turn
this around.

Thank you -

Jim & Peggie Cox
720 Black Oak Lane
Nipomo, CA 93444-8822
805-929-2598
jimpeg65@att.net

JPC-6
(cont'd)

9.5.57.1 Response to Letter from Jim and Peggy Cox

Comment No.	Response
JPC-1	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.
JPC-2	This comment raises concern regarding the availability of water supply for the proposed project in addition to the existing service area. Refer to MR-1 and GR-1 through GR-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
JPC-3	This comment raises concern over the loss of oak trees at the project site and associated habitat loss. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
JPC-4	This comment raises concerns related to public schools, an increase in traffic congestion, and air quality. Refer to BR-6, which responds to comments regarding public schools; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of transportation improvements; and GR-3, which responds to comments related to air quality.
JPC-5	This comment expresses dedication to the community. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
JPC-6	The commenter also submitted a handwritten version of the comment letter; see the responses to comments above.

9.5.58 Nancy Ellison

Jennifer Guetschow

From: gardenrose@nwlinc.com
Sent: Thursday, July 28, 2022 9:46 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve Development - RESIDENT STRONGLY OPPOSED

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Letter/email to SLO Planning Commission re Dana Reserve Project:
SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

ATTENTION: SLO PLANNING COMMISSION
c/o JENNIFER GUETSCHOW
jguetschow@co.slo.ca.us

I am a Nipomo resident writing to express strong concerns about the Dana Reserve Project which is being planned for 288 acres of the unincorporated county community of Nipomo. I believe this project is being expedited by the County without due consideration or concern for the many problems it will bring for the semi-rural community of Nipomo, and the county as a whole.

NE-1

The Draft Environmental Impact Report lists several Unmitigatable Significant Class 1 issues, all of which concern me as a resident who will be directly impacted. The following are some of my greatest concerns:

1) DEIR Unmitigatable Significant Class 1 issue: BIOLOGICAL IMPACTS/UNIQUE ECOSYSTEM/FEDERALLY ENDANGERED SPECIES TO BE REMOVED.

Millions are spent each year trying to save California forests from wildfire, but SLO County plans to virtually set fire to 4,000 OLD GROWTH OAKS in an environmentally sensitive, unique area of the county - my home on the Nipomo Mesa. Each tree is a living work of art, having survived for hundreds of years, providing habitat for protected plants, animals, and birds that is irreplaceable. As a long time resident, I am in shock at the thought of such a wantonly irresponsible act. The destruction of this unique woodland will change the character of the Mesa and wipe out abundant wildlife that make living here so wonderful. This habitat should be placed off limits to development and protected, not replaced with a sprawling, artificial urban complex that will benefit no one but developers and others looking to profit from it. This project could be built anywhere. But **these trees can never be replaced**, and the wildlife that depend on this pristine woodland will not survive its loss. The project must not proceed.

NE-2

2) DEIR Unmitigatable Significant Class 1 issue: LAND PLANNING, TRANSPORTATION.

The proposed development is not in alignment with the South County Area Plan, including how this land was intended to be developed. The size and scope is totally out of character with the rural nature of the Nipomo Mesa and will adversely impact this area. **Nipomo does not have a local police force.** Thousands of additional residents with thousands more vehicles on rural roads never designed for heavy traffic will have a devastating effect on this community. Inflating population density far beyond what this area can handle will create unmanageable crime and traffic problems, turning our quiet, safe neighborhoods into dangerous, unpatrolled havens for criminal activity.

NE-3

3) WATER. NOT A CONSIDERATION DESPITE HISTORIC MEGADROUGHT?

Water sources throughout the County and State are evaporating, water tables are plummeting, but NCS and other

NE-4

agencies declare that water is not an issue in proceeding with this enormous development. For years, NCS D has advised us in the strongest terms to conserve, emphasizing that supply is inadequate even for existing residents. The NCS D website says:

"The District remains in a Stage IV water shortage. No new actions will be enforced. The District is still not accepting new applications for service.

It is important that water suppliers recognize conservation fatigue as a real threat to gaining customer support in times when communities need to come together. On the Nipomo Mesa, many District customers have been practicing water conservation and, through their efforts, have successfully reduced water consumption over the past 18 years by 40%. When you factor in the pressures a growing community puts on water supplies, the amount of water saved is significant."

Why should Nipomo residents continue to heroically conserve water when NCS D has abruptly changed its priorities? Conservation is apparently no longer needed, as evidenced by its acquiescence to adding thousands of new customers with their attendant landscaping and other intensive water needs. Our water comes from outside SLO County and is dependent on Santa Barbara County/Santa Maria supply. In a few years when this historic megadrought has further depleted water tables, Santa Maria will have to reprioritize the needs of its own residents and Nipomo could be last in line at the pump. Instead of adding thousands of new users, we should be working to guarantee future water supplies for Nipomo's existing population.

The limited social and economic benefits of the Dana Reserve Project will not outweigh its many negative impacts. Existing residents will NOT BENEFIT from this poorly planned and conceived behemoth. As a citizen of Nipomo, I ask that this project be **denied** unless revised to such an extent that the development is greatly decreased.

DATE: _____7/28/2022_____ SIGNED: __Nancy Ellison_____
email: _____gardenrose@nwlinc.com_____

NE-4
(cont'd)

NE-5

9.5.58.1 Response to Letter from Nancy Ellison

Comment No.	Response
NE-1	This comment asserts this project is incompatible with the existing community and contains Class I significant impacts. Refer to DT-2, which addresses this comment.
NE-2	This comment restates that the project would result in a Class I impact related to biological resources, including the loss of oak woodland habitat. Refer to MR-3, JK-4, and BR-1, which addresses <u>address</u> comments related to biological resources.
NE-3	This comment raises concern regarding the project's inconsistency with applicable planning documents and the effects of proposed population growth on the community. Refer to ES-3, which addresses comments related to applicable planning policies; BR-2, which addresses comments related to population growth and the community's jobs-housing balance; and MR-2 and KE-3, which responds to comments related to public services.
NE-4	This comment raises concern regarding the adequacy of water supply during drought conditions. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
NE-5	This comment expresses concerns related to the project's impacts related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.59 Lori Manosar

Recd: 7.28.22

Mr. Greg Manosar
828 Inga Rd.
Nipomo, CA. 93444

Dear Jennifer Guetschow,

I am a resident of Nipomo, and will be living 2 blocks away from the proposed project "Dana Reserve."

Here are my concerns:

1. Housing density- changing land zoning from rural residential to single family or multi-family residential. There are concerns from myself and neighbors adjacent to this project that have livestock and roosters, 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 NCSD has assured water should be adequate for this project, the current drought situation for California makes water reliability for the future supply a concern.
5. Transportation- All amenities for Nipomo are accessed by way of Teft Street. The Nipomo Swapmeet on North Frontage causes huge backups on Sundays. There are no additional improvements planned for this area and the additional 4,000 plus people travelling to businesses or the freeway which 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.

Jennifer, the benefits of this project do not really benefit Nipomo as proposed. Many of these project concerns are voiced by the residents of the majority of Nipomo. Just consider postponing any decisions until the concerns are fully addressed.

Sincerely,



Lori Manosar
lmanosar@yahoo.com
Cell 805-878-3514

LM-1

LM-2

LM-3

LM-4

LM-5

LM-6

LM-7

9.5.59.1 Response to Letter from Lori Manosar

Comment No.	Response
LM-1	This comment raises concern regarding the impacts of single-family and multi-family development on raising livestock and suggests a rural residential land use is more appropriate. Refer to AG-3 and AG-4, which addresses comments related to project alternatives and JEl-6, which addresses this comment.
LM-2	This comment expresses concern related to consistency with applicable planning documents and asserts that Alternative 3 would reduce impacts related to oak woodlands. Refer to ES-3, which addresses comments related to applicable planning policies and AG-3 and BR-3, which addresses comments related to project alternatives, including Alternative 3.
LM-3	This comment raises concern over the loss of oak trees at the project site and associated habitat loss, which is inconsistent with the County's Oak Woodland Ordinance. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site. In addition, refer to ES-3, which addresses comments related to applicable planning policies.
LM-4	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
LM-5	This comment expresses concerns related to traffic congestion. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
LM-6	This comment raises concerns related to an increase in demand on public schools. Refer to BR-6, which responds to comments regarding to an increase in demand on public schools.
LM-7	This comment asserts that the benefits of the project do not benefit the community and asserts that the project should be postponed. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.60 George and Lori Mendez

Jennifer Guetschow

From: Lori <mendezlv@aol.com>
Sent: Thursday, July 28, 2022 2:03 PM
To: Jennifer Guetschow
Cc: District 4
Subject: [EXT]Concerns & Opposition to the Dana Reserve Project as Currently Proposed

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

ATTENTION: SLO Planning Commission
Dana Reserve/Jennifer Guetschow

As residents of Nipomo, we are writing this letter to voice our concerns with regard to what we consider adverse impacts to the community that will be created by this development as currently proposed.

First and foremost, the size of this project is of major concern with the drought/water issues in Nipomo. Considering the severe drought which has been ongoing for many years, with no end in sight it's irresponsible to add a development of this magnitude. We are currently struggling with water issues for existing residents so it is illogical to think this problem will not be greatly exacerbated by the addition of several thousand more residents.

Another major concern is the infrastructure to support a project of this size. Traffic is already a problem and does not appear to be mitigated in any way by the current design and density of this project. Public services are very limited and will not be adequate for a population increase of this size. One can only guess that additional parcel taxes (Mello-Roos) will be added to already high property taxes to cover these expenses. These costs will of necessity be passed on to individuals who rent their homes rather than own them. In many cases this will make living in this area even more difficult for both owners and renters.

Should this project be approved, there will undoubtedly be complaints about the nearby properties which are currently zoned for a limited number of livestock, which most likely will not be well received by the incoming residents.

Also removing such a large number of mature trees and replacing them with small trees certainly does not mitigate the adverse impact on the environment and should be a serious consideration of whether this project is allowed to go forward.

While additional housing is a major concern, there is no logical reason for a project of this magnitude and density at this particular site other than profit for the developer. Considering the size of San Luis County, there could certainly be considerably smaller developments spread throughout the county and better serve those in need of housing. Greatly reducing the density of this project would certainly mitigate some of the adverse affects to the community of Nipomo and existing residents.

In view of the foregoing concerns it is requested that approval of this project be denied.

Thank you in advance for considering our concerns.

Concerned Residents,
George & Lori Mendez
515 Tejas Place
Nipomo, CA 93444

GLM-1

GLM-2

GLM-3

GLM-4

GLM-5

I GLM-6

9.5.60.1 Response to Letter from George and Lori Mendez

Comment No.	Response
GLM-1	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
GLM-2	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
GLM-3	This comment raises concern regarding the impacts of single-family and multi-family development on raising livestock and suggests a rural residential land use is more appropriate. Refer to AG-3 and AG-4, which addresses comments related to project alternatives and JEI-6, which addresses this comment.
GLM-4	This comment raises concern over the loss of oak trees and replanting with young saplings. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
GLM-5	This comment suggests reducing the number of proposed residential dwellings. Refer to AG-3, which addresses comments related to a rural residential development project alternative.
GLM-6	This comment suggests denial of this project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.61 Andrea Wagner

🗑️ Delete 📁 Archive 🛡️ Report ▾ ↩️ Reply ⬅️ Reply all ➡️ Forward ▾ 📧 🔒 ▾ 📧 ▾

[EXT]Dana Reserve Development

AW **Andrea Wagner** <andrearcarvel@yahoo.com> 🌞 📧 📧 📧 📧 ↩️ ⬅️ ➡️ ...
To: Jennifer Guetschow Thu 7/28/2022 9:09 AM

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Good morning,
I am writing in support of the Dana Reserve Development. While I am aware of an online campaign to stop the development, I feel the benefits would outweigh the concerns regarding growth. The development would bring jobs to Nipomo and much needed housing. I only hope that the developers hire union construction companies that pay their employees living wages, and that the developer is required to complete some much needed infrastructure and community improvements. Nipomo desperately needs a junior high school in Nipomo, and an additional elementary school. I hope this can be taken into consideration when the county negotiates with the developer.

Thank you,
Andrea Wagner
805-305-9809

Sent from my iPhone

↩️ Reply ➡️ Forward

| **AW-1**

9.5.61.1 Response to Letter from Andrea Wagner

Comment No.	Response
AW-1	This comment expresses support for the project and states that the benefits of the project would outweigh the concerns regarding growth. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.62 Steve Yamaichi

Jennifer Guetschow

From: Steve Yamaichi <yamafam@att.net>
Sent: Thursday, July 28, 2022 8:24 PM
To: Jennifer Guetschow
Cc: District 4
Subject: [EXT]Public Comment to the Dana Reserve Specific Plan Draft EIR

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Jennifer Guetschow,

My name is Steve Yamaichi and I am a 20-year resident of Nipomo. I am writing to you regarding the Dana Reserve Specific Plan Draft Environmental Impact Report (DEIR). I am in strong support of the County of San Luis Obispo to require a **full** Environmental Impact Report for the Dana Reserve residential project.

As a 30-year California State Park Ranger/Park Superintendent (retired), I have prior work experience, knowledge and understanding of the DEIR process.

After reading the submitted DEIR, in my opinion, the County must require a **full** EIR for the Dana Reserve residential project. I have listed all of the project DEIR categories that are identified as having Potentially Significant Impact to the environment.

DEIR Environmental Checklist	"Potentially Significant Impact"
Aesthetics	4 of 4 boxes checked
Air Quality	4 of 4 boxes checked
Cultural	2 of 3 boxes checked
Energy	2 of 2 boxes checked
Geology and Soils	8 of 10 boxes checked
Greenhouse Gas Emissions	2 of 2 boxes checked
Hazard and Hazardous Waste	5 of 7 boxes checked
Hydrology and Water Quality	7 of 9 boxes checked
Land Use and Planning	2 of 2 boxes checked
Public Services	6 of 6 boxes checked
Recreation	2 of 2 boxes checked
Transportation	4 of 4 boxes checked
Tribal Cultural Resources	2 of 2 boxes checked
Utilities and Service Systems	5 of 5 boxes checked
Wildfire	4 of 4 boxes checked

SY-1

I have specific concerns regarding the Nipomo Community Service District to provide sufficient water and current CalFire staffing to be able to provide fire protection for 1291 additional residences. The DIRE also states the County is to build and maintain the Collector A, B and C roadways.

ISY-2
 ISY-3
 ISY-4

The project identifies the removal of 99 acres of oak woodland and approximately 2.5 acres of scattered oak canopy in chaparral. As part of their mitigation measures the project includes an "offsite 388-acre parcel known as Dana Ridge with approximately 200 acres of oak woodland and 120 acres of chaparral containing scattered oaks. On-site mitigation will include planting up to 1,500 oak trees."

SY-5

All of which may sound good but the removal of 99 acres of old growth oak trees will have a significant environmental impact to native vegetation. The removal of 99 acres of old growth oak trees is to be mitigated by the planting of 1500 oak seedlings is a terrible trade off. It will take decades and decades to replace the existing oak trees. I recall the County has a moratorium on the removal of oak trees. The DEIR did not identify who and how the 1500 new oak seedlings are going to be watered. The seedlings must be watered in order for them to survive and theoretically replace the existing oak trees.

↑
SY-5
(cont'd)

I support the County in requiring a **full** Environmental Impact Report for the proposed Dana Reserve Specific Plan residential project.

↑
SY-6

Steve Yamaichi
California State Park Superintendent (Ret.)

9.5.62.1 Response to Letter from Steve Yamaichi

Comment No.	Response
SY-1	This comment states this commenter's background and experience as it relates to the environmental review process, raises support for the preparation of an EIR, and reiterates the projects potential impacts as listed in the EIR. This comment does not identify any deficiency with the EIR and does not require any change to the environmental document. However, this comment will be made part of the administrative record and provided to local decision makers for their consideration.
SY-2	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
SY-3	This comment raises concern regarding the ability of CAL FIRE to provide fire protection services to the community in addition to the proposed project. Refer to MR-2 and KE-3, which responds to comments related to public services.
SY-4	This comment reiterates that the County is responsible for the maintenance of proposed Collectors A, B, and C. This comment does not require any change to the environmental document. However, this comment will be made part of the administrative record and provided to local decision makers for their consideration.
SY-5	This comment raises concern regarding the loss of oak woodlands at the project site and the adequacy of mitigation. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak woodlands.
SY-6	This comment reiterates support for the preparation of an EIR. This comment does not identify any deficiency with the EIR and does not require any change to the environmental document. However, this comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.63 Denver Foose

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Un-mitigatable Significant Class 1 issue which concerns me most is (circle or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

Quality of life for existing residents

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: 7/29/2022 SIGNED: [Signature]
email: denverfoose@gmail.com

DenvF-1

DenvF-2

DenvF-3

9.5.63.1 Response to Letter from Denver Foose

Comment No.	Response
DenvF-1	This comment raises concern regarding consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
DenvF-2	This comment raises concern regarding neighborhood compatibility. Refer to PH-1, which addresses comments related to neighborhood compatibility.
DenvF-3	This comment raises concern regarding consistency with an increase in noise. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.64 Erica Foose

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Un-mitigatable Significant Class 1 issue which concerns me most is (circle or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
 - Transportation (increase traffic, impacts on many roads throughout Nipomo)
 - Air Quality
 - Greenhouse Gas Emission
 - Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
 - Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
 - Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR
- All of above!

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: 7/29/22 SIGNED: Erica Foose
email: ericab.dubois@yahoo.com

EF-1
EF-2
EF-3
EF-4

9.5.64.1 Response to Letter from Erica Foose

Comment No.	Response
EF-1	This comment raises concern regarding consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
EF-2	This comment raises concern regarding biological resources. Refer to MR-3, JK-4, and BR-1, which addresses comments related to biological resources.
EF-3	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, biological resources, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.
EF-4	This comment raises concern regarding consistency with an increase in noise. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.65 Jason Hart

Jennifer Guetschow

From: jason@hartcre.com
Sent: Friday, July 29, 2022 9:04 AM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve Specific Plan

Importance: High

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Good morning Jennifer,

I have a question regarding the Dana Reserve Specific Plan. I live on Cory Way, a street that is designated as a fire emergency road for the project. I have not been able to find where in the documents it addresses what that means for this street. Is there the possibility of needing to widen this road? If so, has that been looked at? My house not only has a very small front yard, but also has a drainage basin that all of the street and much of Sandydale's run off captures. If widening is needed it could have a major impact not only on my property, but also drainage issues for the immediate area.

JaH-1

Thank you,

Jason Hart
Broker/Owner
BRE #01334694



Hart Commercial Real Estate
170 West Grand Ave, Suite 203
Grover Beach, CA 93433

T. 805.481.9010
F. 805.880.8100
C. 805.709.6491
Jason@HartCRE.com
www.HartCRE.com

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9.5.65.1 Response to Letter from Jason Hart

Comment No.	Response
JaH-1	This comment requests clarity regarding the need to widen Cory Road as part of the proposed project. Refer to JK-7, which identifies all proposed off-site road improvements.

9.5.66 Brock Lyster

Brock Lyster
612 Sandydale Dr.
Nipomo, Ca 93444
949-874-1641
brocklyster@mac.com

7/29/22

County of San Luis Obispo

Attention Jennifer Guetschow

The Dana Reserve reserves nor preserves nothing. It is proposed on a very large parcel with an incredible stand of protected Oak trees. All of the items that are listed by the developer that he wants to add to Nipomo can be done by infill development within the existing footprint of Nipomo as it is built.

There is no need to expand the footprint of the town into this large parcel to the North of town that should not be divided up in small parcels for the high-density development proposed.

The county should adhere to their standards of not allowing large parcels to be divided into smaller ones for development. I have heard sometimes land gets split to one house per 20 acres or in some cases one house per 5 acres.

Nipomo does not need this project. The destruction of nature and the adverse affects on the city infrastructure far outweigh any social or economic benefit to the people in Nipomo.

Nipomo is the Last Best Place on The Central Coast; let's keep it that way.

Sincerely,

Brock Lyster



BL-1

BL-2

BL-3

BL-4

9.5.66.1 Response to Letter from Brock Lyster

Comment No.	Response
BL-1	This comment states opposition to the proposed project and suggests that there is no need to expand the footprint of the existing community. This comment does not identify any deficiency with the EIR and does not require any change to the environmental document. However, this comment will be made part of the administrative record and provided to local decision makers for their consideration.
BL-2	This comment asserts that the County should only allow large parcels (i.e., 5 to 20 acres) at the proposed project site. Refer to AG-3, which discusses project alternatives, including rural residential development.
BL-3	This comment raises concern regarding the loss of native habitat, which outweighs social and economic benefits. Refer to BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.
BL-4	This project expresses this commenter's dedication to the existing community. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.67 Marci Lyster

Marci Lyster
612 Sandydale Dr.
Nipomo, Ca 93444
949-294-2651
marcilyster@mac.com

7/29/22

County of San Luis Obispo

Attention Jennifer Guetschow

The impact of the Dana Reserve Project will not overcome the social and economic benefits of the project.

Nipomo does not need housing. There is not a shortage of houses here.

Nipomo does not need anymore tract house developments. There are many tracts that have already been built here.

Nipomo and the South County do not need anymore affordable housing. The South County has the majority of affordable housing in all of San Luis Obispo County.

If large parcels are to be divided for development it should be per the standards in place in the county.

I have heard this to be one house per twenty acres, or in more rare cases one house per five acres if it is even allowable at all.

Most working people commute from the South County to San Luis Obispo for work on Highway 101.

If one wants to develop more tract houses for working people they should be placed nearer to San Luis Obispo to cut down on commuters and lessen traffic.

With the exception of infill development of lots and land that are not built on in Nipomo, this area is built out. We do not need to sprawl out further. There is no need for this Dana Reserve Project and the impacts to the community due to destruction of open space around the town, Oak Destruction, increased traffic on the roads, increased strain on infrastructure and water use, far outweigh the social and financial benefit of this project for the people living in Nipomo.

Sincerely,

Marci Lyster



ML-1

ML-2

ML-3

ML-4

ML-5

9.5.67.1 Response to Letter from Marci Lyster

Comment No.	Response
ML-1	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.
ML-2	This comment asserts that Nipomo does not need more affordable or other housing. As evaluated in Section 4.14, <i>Population and Housing</i> , of the EIR, San Luis Obispo County is one of the least affordable housing markets in the United States. In fall 2021, the County Board of Supervisors identified housing as one of its top priorities for the fiscal year 2021 to 2023 budget and County policies and programs continue to focus on creating more housing availability and improving affordability. This comment does not identify any deficiency in the EIR; therefore, no changes to the environmental document are necessary. However, this comment will be made part of the administrative record and provided to local decision makers for their consideration.
ML-3	This comment asserts that the County should only allow large parcels (i.e., 5 to 20 acres) at the proposed project site, as intended by applicable planning documents. Refer to BL-2, which addresses this comment.
ML-4	This comment suggests building homes closer to the city of San Luis Obispo to reduce commuter trips. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance and SSh(1)-5, which discusses the alternative location alternative.
ML-5	This comment states opposition to the proposed project and suggests that there is no need to expand the footprint of the existing community, refer to BL-1, which addresses this comment.

9.5.68 Sylvi Lyster

Sylvi Lyster
612 Sandydale Dr.
Nipomo, Ca 93444
949-500-0146
sylvilyster@mac.com
7/29/22

County of San Luis Obispo

Attention Jennifer Guetschow

The impact of the Dana Reserve Project will not overcome the social and economic benefits of the project.

Nipomo does not need housing. There is not a shortage of houses here.

Nipomo does not need anymore tract house developments. There are many tracts that have already been built here.

Nipomo and the South County do not need anymore affordable housing. The South County has the majority of affordable housing in all of San Luis Obispo County.

If large parcels are to be divided for development it should be per the standards in place in the county.

I have heard this to be one house per twenty acres, or in more rare cases one house per five acres if it is even allowable at all.

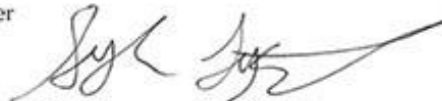
Most working people commute from the South County to San Luis Obispo for work on Highway 101.

If one wants to develop more tract houses for working people they should be placed nearer to San Luis Obispo to cut down on commuters and lessen traffic.

With the exception of infill development of lots and land that are not built on in Nipomo, this area is built out. We do not need to sprawl out further. There is no need for this Dana Reserve Project and the impacts to the community due to destruction of open space around the town, Oak Destruction, increased traffic on the roads, increased strain on infrastructure and water use, far outweigh the social and financial benefit of this project for the people living in Nipomo.

Sincerely,

Sylvi Lyster



SL-1
SL-2
SL-3
SL-4
SL-5

9.5.68.1 Response to Letter from Sylvi Lyster

Comment No.	Response
SL-1	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.
SL-2	This comment asserts that Nipomo does not need more affordable or other housing. Refer to ML-2, which responds to this comment.
SL-3	This comment asserts that the County should only allow large parcels (i.e., 5 to 20 acres) at the proposed project site, as intended by applicable planning documents. Refer to BL-2, which addresses this comment.
SL-4	This comment suggests building homes closer to the city of San Luis Obispo to reduce commuter trips. Refer to ML-4, which addresses this comment.
SL-5	This comment states opposition to the proposed project and suggests that there is no need to expand the footprint of the existing community, refer to BL-1, which addresses this comment.

9.5.69 Chris and Leslie Mehigan

Jennifer Guetschow

From: Leslie Mehigan <lesliehorton3@hotmail.com>
Sent: Friday, July 29, 2022 6:49 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

Dear Jennifer,

We are writing to express concerns regarding the Proposed Dana Reserve Project, a project that will develop 288 acres in the Unincorporated Community of Nipomo. We have been residents of Nipomo for 15 years, raising our children here, and plan to stay for many years to come.

After reading the Draft Environmental Impact Report (DEIR), the Un-mitigatable Significant Class 1 issues that concern us the most are increased traffic and the removal of almost 4,000 oak trees:

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality • Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)

Other areas of concern are future water availability and cost for Nipomo residents.

The limited social and economic benefits of the Dana Reserve Project will not outweigh the many significant impacts of this project. As a longtime resident of Nipomo, we ask that this project be denied until revised to such an extent that the impacts of the development are greatly decreased. We are not opposed to new housing developments in Nipomo, we just fear this project is too large and destructive to our beautiful town.

Thank you for your time,

Chris and Leslie Mehigan
880 Chata St.,
Nipomo
lesliehorton3@hotmail.com

CLM-1

CLM-2

9.5.69.1 Response to Letter from Chris and Leslie Mehigan

Comment No.	Response
CLM-1	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, biological resources, and water supply. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
CLM-2	This comment expresses concerns related to social and economic impacts and availability of water supply. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.70 Maureen Murphy

Jennifer Guetschow

From: Maureen Murphy <momurphy22@gmail.com>
Sent: Friday, July 29, 2022 5:26 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve _ comment from Nipomo resident

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hi Jennifer -

Nipomo is a quiet rural environment. This Dana Reserve Development proposal will absolutely negatively impact traffic on the already busy 101, suck up our water supply during a drought, and kill our rural environment.

IMMu-1

1. Traffic on the 101. At what point will the 101 freeway need to be expanded to accommodate the commuters from the 1290 units being built that will house multiple families who need to work?

IMMu-2

2. The proposal has the smaller units buttressed against our neighborhood! We will have NO RIIFFFFR! Unacceptable.

IMMu-3

3. The rural environment of Nipomo is what makes Nipomo not Santa Maria! Someone saw some empty space and wanted to dump in a huge development - that can and will NEVER be turned back.

IMMu-4

4. We are in a drought! Water, water, water.

IMMu-5

5. Noise - how do they propose to mitigate the NOISE that Nipomo neighbors will be subjected to while building?

IMMu-6

6. What buffers will be provided for boundaries to immediate neighborhoods buttressed against this atrocity?

IMMu-7

7. Where will the be traffic routed to, during the building of project and afterwards?

IMMu-8

Best regards,
Maureen Murphy

9.5.70.1 Response to Letter from Maureen Murphy

Comment No.	Response
MMu-1	This comment raises concerns related to traffic, water supply, and consistency with the rural community. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvement; MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; and PH-1, which addresses comments related to project consistency with the rural nature of the area.
MMu-2	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
MMu-3	This comment raises concern regarding the compatibility with surrounding parcels. Refer to AG-3, which addresses project alternatives and PH-1, which addresses comments related to project consistency with the rural nature of the area.
MMu-4	This comment expresses this commenter's dedication to the community. This comment does not identify any deficiency with the EIR and does not require any change to the environmental document. However, this comment will be made part of the administrative record and provided to local decision makers for their consideration.
MMu-5	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
MMu-6	This comment requests clarity regarding buffers. As evaluated in Section 4.13, <i>Noise</i> , A Noise Impact Study was prepared for the proposed project to determine impacts related to short- and long-term noise associated with the proposed project. Mitigation Measures N/mm-1.1 and N/mm-1.2 have been identified in the EIR to reduce short- and long-term increases in noise associated with the proposed project and ensure the project is consistent with the noise standards established in the County's Land Use Ordinance. As evaluated in Section 4.1, <i>Aesthetics</i> , the project has the potential to alter the existing visual character of the project site through new development, grading, and loss of oak trees. Therefore, Mitigation Measures AES/mm-3.1 and AES/mm-3.2 were identified to require a visual screen comprised of planted oak trees along US 101. Therefore, no changes to the environmental document are needed.
MMu-7	This comment raises concern regarding the compatibility with surrounding parcels. Refer to AG-3, which addresses project alternatives and PH-1, which addresses comments related to project consistency with the rural nature of the area.
MMu-8	This comment raises concern over temporary traffic during project construction. As evaluated in Section 4.17, <i>Transportation</i> of the EIR, the project would not result in road closures during short-term construction activities or long-term operations. The project would not block or alter egress routes for surrounding residents. Individual access to adjacent properties would be maintained during construction activities and throughout the project area. As this issue was discussed in the EIR, no changes to the environmental document are necessary.

9.5.71 Short

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

Short
536 Chorro Way
Nipomo
mailed 7-29-22
8-2-22

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Un-mitigatable Significant Class 1 issue which concerns me most is (circle or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e. Water, public services) not determined to be a class 1 issue in the EIR

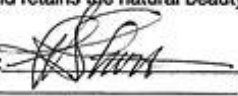
S(1)-1

well publicize public comments + public - road
public issue potential

S(1)-2

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.

S(1)-3

DATE: 7/29/2022 SIGNED: 

- Water availability issues Long & Short term
- Law enforcement increase: past experience with
San Bernardino income integration development
projects has dramatically increased demands
on public safety personnel & services.
This is a commonly overlooked issue with
these projects

S(1)-4

S(1)-5

9.5.71.1 Response to Letter from Short

Comment No.	Response
S(1)-1	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, biological resources, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; DMW-1, JK-6, and JK-7, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.
S(1)-2	This comment raises concern regarding Mello-Roos and other issues, which are not evaluated under CEQA. Therefore, no changes to the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
S(1)-3	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.
S(1)-4	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
S(1)-5	This comment raises concern regarding the project's increase in demand on police protection services. Refer to MR-2 and KE-3, which responds to comments related to public services.

9.5.72 Short

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

Short
586 Chorro Way
Nipomo
mailed 7.29.22
Rvd 8.2.22

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Un-mitigatable Significant Class 1 issue which concerns me most is (circle or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

S(2)-1

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: 7.29.22

SIGNED: 

email: _____

9.5.72.1 Response to Letter from Short

Comment No.	Response
S(2)-1	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, biological resources, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; DMW-1, JK-6 and JK-7, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.

9.5.73 Lisa Swiontek

Jennifer Guetschow

From: Team Mojoe Termite <team@mojoetermite.com>
Sent: Friday, July 29, 2022 1:59 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Adobe

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

SLO Planning Commission
c/o Jennifer Guetschow;

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo. How can this not affect our air quality, water (I thought we were in a drought), not to mention the additional traffic! How many of these are going to be low income? My biggest concern is that you will be removing almost 4000 oak trees. This is unacceptable! We don't want this housing project!

LSW-1
ILSW-2
ILSW-3

Lisa Swiontek
Office Manager
1445 Grand Ave. Suite H
Grover Beach CA 93433
Phone : 805-548-8990
Fax: 805-574-1991
www.mojoetermite.com



Jennifer Guetschow

From: Team Mojoe Termite <team@mojoetermite.com>
Sent: Friday, July 29, 2022 2:01 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Adobe

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

SLO Planning Commission

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issue which concerns me most is (circle item/highlight or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

LSW-4

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.

Pay Now



Lisa Swiatek
Office Manager
1445 Grand Ave. Suite H
Grover Beach CA 93433
Phone : 805-548-8990
Fax: 805-574-1991
www.mojoetermite.com

9.5.73.1 Response to Letter from Lisa Swiontek

Comment No.	Response
LSw-1	This comment raises concerns related to air quality, water supply, and traffic. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions; MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; and JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
LSw-2	This comment requests clarity regarding the number of affordable homes. Chapter 2, <i>Project Description</i> , identifies that a minimum of 75 affordable homes would be included in the proposed project. In addition, refer to KK-11, which responds to comments regarding affordable homes. No changes to the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
LSw-3	This comments states opposition for the proposed project and raises concern regarding the loss of oak trees at the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak woodlands.
LSw-4	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, biological resources, and social and economic impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.

9.5.74 Jim Taber

Jennifer Guetschow

From: Jim Taber <james.michael.taber@gmail.com>
Sent: Friday, July 29, 2022 2:47 PM
To: Jennifer Guetschow
Subject: [EXT]Dana reserve project

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

C/O Planning Commission

The idea that buying land with trees is a solution to cutting down trees sounds really bizarre. You buy a piece of land that no one wants on the side of a mountain with trees and say it is preserving something is the kind of thinking some ass hat would have. I thought old growth trees were suppose to be preserved. I know your the ecologist here but in my business, most would laugh at me for such an idea.

JIT-1

I'm not from California (Chicago)but i do like the quiet that rural locations provide. This is how we ended up buying a home here.

JIT-2

My big concern now, as with the first meeting, traffic. If they start the project without opening the road to Willow, all the trucks will use Sandydale. The results will be our street will be beat into a gravel road. The the traffic pattern will be set and all future traffic will use this and frontage. Both streets (Sandydale and Frontage) are not made for this.

JIT-3

In addition, our streets are filled with pedestrians in the morning until evening. The commercial RV business and tree business seems to be the limit for Sandydale.

I would like to see stop signs at the T intersections (Coryway and Briarwood Lane). On Sandydale and Frontage adding traffic bumps as another possible preventive measure, however, if Willow is opened first maybe this can be avoided. I don't like the inconvenience of this idea but the alternatives would be worse.

JIT-4

I think all traffic from Dana to Frontage and Sandydale should be banned!

JIT-5

The Swap-meet traffic on Sundays already make Frontage, Juniper and Mary useless and we all avoid these streets one day a week. Special events close the streets use on other occations.

JIT-6

Best regards
Jim

Sent from my iPad

9.5.74.1 Response to Letter from Jim Taber

Comment No.	Response
JiT-1	This comment raises concern regarding the proposed off-site mitigation for oak trees. Refer to MR-3 and JK-4, which responds to this comment.
JiT-2	This comment expresses this commenter's background. This comment does not identify a deficiency in the EIR; therefore, no changes to the environmental document are needed.
JiT-3	This comment raises concern regarding traffic conditions along local roadways (Sandydale and Frontage). Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of transportation improvements.
JiT-4	This comment asserts that stop signs should be installed at Cory Way and Briarwood Lane. Refer to JK-7, which responds to comments related to implementation of transportation improvements.
JiT-5	This comment asserts that no traffic should occur along Sandydale and Frontage Roads. This comment does not identify a deficiency in the EIR; therefore, no changes to the environmental document are needed.
JiT-6	This comment identifies worsening traffic conditions due to existing special events. This comment does not identify a deficiency in the EIR; therefore, no changes to the environmental document are needed.

9.5.75 Rebecca Williams

Jennifer Guetschow

From: Becky Williams <dogslaw@gmail.com>
Sent: Friday, July 29, 2022 11:48 AM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve Project

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

July 29, 2022

Department of Planning & Building
ATTN: Dana Reserve/Jennifer Guetschow
976 Osos St Rm 300
San Luis Obispo CA 93401

Re: Proposed Dana Reserve Project

To All It May Concern:

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

RW-1

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

RW-2

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

RW-3

RW-4

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

RW-5

RW-6

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

RW-7

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

RW-8

"The project would induce substantial unplanned population growth in the Nipomo area, resulting in a significant impact. Build-out of the DRSP would result in substantial population growth within the Inland

RW-9

South County Planning Area that is not specifically projected or planned for in local or regional County planning documents and would result in excess of the projected population growth for the unincorporated community of Nipomo.

↑
RW-9
(cont'd)

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

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

↑
RW-10

The homeless population in Nipomo is growing. While some choose to live on the street, the project's proposed "affordable housing" isn't going to offer any relief to those homeless individuals who do want a roof over their heads.

↑
RW-11

Traffic in and through Nipomo is already bad and accidents are common. Traffic laws and signs mean nothing in this area. There is little to no law enforcement in this regard. Highway 101 is regularly backed up through the area, even without an accident (or two) to make it worse. And you want to add another 4,500+ people to the Nipomo population? For what? As for Mr. Tompkins being a native of this area and the public being "advised" that he has the best interests of Nipomo at heart, I will never be convinced of that. Mr. Tompkins is interested only in deepening his own pockets.

↑
RW-12

↑
RW-13

The homeless population in Nipomo is growing. While some choose to live on the street, the project's proposed "affordable housing" isn't going to offer any relief to those homeless individuals who do want a roof over their heads.

↑
RW-14

Traffic in and through Nipomo is already bad and accidents are common. Traffic laws and signs mean nothing in this area. There is little to no law enforcement in this regard. Highway 101 is regularly backed up through the area, even without an accident (or two) to make it worse. And you want to add another 4,500+ people to the Nipomo population? For what? As for Mr. Tompkins being a native of this area and the public being "advised" that he has the best interests of Nipomo at heart, I will never be convinced of that. Mr. Tompkins is interested only in deepening his own pockets.

↑
RW-15

Rebecca Williams
534 Briarwood Ln
Nipomo CA 93444
DogsLaw@gmail.com

PS: I see no reason to cc Lynn Compton with these comments. She has proved that she is in favor of this horrendous insult to Nipomo.

↑
RW-16

9.5.75.1 Response to Letter from Rebecca Williams

Comment No.	Response
RW-1	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.
RW-2	This comment raises concern regarding the loss of oak trees at the project site. Refer to MR-3 and JK-4, which addresses this comment.
RW-3	This comment raises concern regarding the project's inconsistency with the South County Area Plan, including loss of oak trees at the project site. Refer to ES-3, which addresses comments related to applicable planning policies and MR-3 and JK-4, which responds to comments related to the loss of oak trees.
RW-4	This comment raises concern over the population growth that would be facilitated by the proposed project. Refer to BR-2, which addresses comments related to population growth.
RW-5	This comment raises concern regarding the compatibility with surrounding parcels. Refer to AG-3, which addresses project alternatives and PH-1, which addresses comments related to project consistency with the rural nature of the area.
RW-6	This comment raises concern regarding a potential conflict of interest regarding the planning commission and the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
RW-7	This comment expresses concern related to water supply and drought conditions. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
RW-8	This comment asserts this project is incompatible with the existing community and contains Class I significant impacts. Refer to DT-2, which addresses this comment.
RW-9	This comment expresses concern related to substantial population growth and inconsistency with the South County Area Plan. Refer to ES-3, which addresses comments related to applicable planning policies and BR-2, which addresses comments related to population growth.
RW-10	This comment expresses opposition to the proposed project and questions the ability to create affordable homes. Refer to KK-11, which responds to comments regarding affordable homes. This comment does not identify a deficiency in the EIR; therefore, no changes to the environmental document are needed.
RW-11	This comment raises concern over the proposed affordable homes. Refer to KK-11, which responds to comments regarding affordable homes.
RW-12	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
RW-13	This comment expresses opposition to the project due to the population growth that would be facilitated by the proposed project. Refer to BR-2, which addresses comments related to population growth.
RW-14	This comment raises concern over the proposed affordable homes. Refer to KK-11, which responds to comments regarding affordable homes.
RW-15	This comment expresses concerns related to an increase in traffic congestion and population growth that would be facilitated by the proposed project. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements and BR-2, which addresses comments related to population growth.
RW-16	This comment asserts the "Lynn Compton" should not be copied on emails. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.76 Linda Clarke

Dear Jennifer Guetschow,

I am a resident of Nipomo, and will be living 2 blocks away from the proposed project "Dana Reserve."

Here are my concerns:

1. Housing density- changing land zoning from rural residential to single family or multi-family residential. There are concerns from myself and neighbors adjacent to this project that have livestock and roosters, 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 NCSO has assured water should be adequate for this project, the current drought situation for California makes water reliability for the future supply a concern.
5. Transportation- All amenities for Nipomo are accessed by way of Teft Street. The Nipomo Swapmeet on North Frontage causes huge backups on Sundays. There are no additional improvements planned for this area and the additional 4,000 plus people travelling to businesses or the freeway which 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.

Jennifer, the benefits of this project do not really benefit Nipomo as proposed. Many of these project concerns are voiced by the residents of the majority of Nipomo. Just consider postponing any decisions until the concerns are fully addressed.

Sincerely,

Linda Clarke

James Clarke
Linda Clarke
325 Inga Rd.
Nipomo

mailed 7-30-22
recd. 8-2-22

LC-1

LC-2

LC-3

LC-4

LC-5

LC-6

LC-7

9.5.76.1 Response to Letter from Linda Clarke

Comment No.	Response
LC-1	This comment raises concern regarding the impacts of single-family and multi-family development on raising livestock and suggests a rural residential land use is more appropriate. Refer to AG-3 and AG-4, which addresses comments related to project alternatives and JEl-6, which addresses this comment.
LC-2	This comment expresses concern related to consistency with applicable planning documents and asserts that Alternative 3 would reduce impacts related to oak woodlands. Refer to ES-3, which addresses comments related to applicable planning policies, and AG-3, which addresses comments related to Alternative 3.
LC-3	This comment asserts that the proposed project is inconsistent with the County's Oak Woodland Ordinance due to the removal of oak trees at the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees at the project site. In addition, refer to ES-3, which addresses comments related to applicable planning policies.
LC-4	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
LC-5	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
LC-6	This comment raises concern regarding the capacity of the Lucia Mar Unified School District (LMUSD) to serve the growth of school-aged children. Refer to BR-6, which addresses comments related to public schools.
LC-7	This comment asserts that the benefits of the project do not benefit the community and asserts that the project should be postponed. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.77 Dena Foose

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Un-mitigatable Significant Class 1 issue which concerns me most is (circle or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

Noise, increase Nipomo population by 25% with just this proposal!
Density = too many units, inconsistent with neighborhoods

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: 1/30/12 SIGNED: Dena Foose
email: denafoose@yahoo.com

Dena Foose
Nipomo Resident

DenaF-1

DenaF-2

DenaF-3

9.5.77.1 Response to Letter from Dena Foose

Comment No.	Response
DenaF-1	This comment raises concern regarding consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
DenaF-2	This comment raises concern regarding an increase in noise and density. Refer to BR-2, which addresses comments related to population growth and PH-1, which responds to comments related to neighborhood compatibility. As evaluated in Section 4.13, <i>Noise</i> , A Noise Impact Study was prepared for the proposed project to determine impacts related to short- and long-term noise associated with the proposed project. Mitigation Measures N/mm-1.1 and N/mm-1.2 have been identified in the EIR to reduce short- and long-term increases in noise associated with the proposed project and ensure the project is consistent with the noise standards established in the County's Land Use Ordinance. Therefore, this issue is addressed in the EIR, and no changes to the environmental document are necessary.
DenaF-3	This comment raises concern regarding consistency with an increase in noise. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.78 Heidi Ellis

Jennifer Guetschow

From: HEIDI ELLIS <team-e@pacbell.net>
Sent: Saturday, July 30, 2022 10:19 AM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve Project

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

I am writing to express my concern over the proposed Dana Reserve Project, a planned project developing 288 acres in the unincorporated county community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), I have substantial concerns. The non-mitigable issues that concern me most are:

- **Catastrophic wildfire/Lack of Emergency Preparedness:** while Section 2.2.1.2.1 of the DEIR addresses offsite traffic improvements. However, there is nothing planned to mitigate the lack of safe and expedient egress for Nipomo community members in the event such as a catastrophic wildfire. An additional 1289+ vehicles in addition to vehicles of existing community members seeking hurried egress on poorly maintained single lane roads (and one double lane highway) in Nipomo will make it impossible to reach safety for those forced to evacuate due to fire and/or other disaster and result in the high probability of loss of life.

HE-1

- **Traffic:** there is no infrastructure in place that will support or accommodate increased traffic as a result of this project. Traffic to and from Nipomo has increased significantly over the past 5 years, adding more strain to our already overstrained and poorly maintained transportation infrastructure in South County is not beneficial to the county as a whole.

HE-2

- **Water:** Nipomo, as well as the entire state of California, has suffered drought conditions for nearly a decade. We are currently in severe drought status.

There is not water available for an additional 2500+ residents.

In addition, our existing water plan was established to disproportionately over charge and under serve residents of Nipomo who are already on the lower end of the median income scale for San Luis Obispo County residents.

HE-3

- **Land Planning:** Multiple elements of this project are out of alignment with the South County area plan, including how this land was intended to be developed.

HE-4

- **Biological Impacts:** There will be severe biological impacts should this project be green-lit, including the loss of 3,948 native California oak trees, irreparable loss of federally endangered species and native habitats.

HE-5

After reading the Draft Environmental Impact Report (DEIR), I have substantial concerns. The non-mitigable issues that concern me most are:

- **Catastrophic wildfire/Lack of Emergency Preparedness:** while Section 2.2.1.2.1 of the DEIR addresses offsite traffic improvements. However, there is nothing planned to mitigate the lack of safe and expedient egress for Nipomo community members in the event such as a catastrophic wildfire. An additional 1289+ vehicles in addition to vehicles of existing community members seeking hurried egress on poorly maintained single lane roads (and one double lane highway) in Nipomo will make it impossible to reach safety for those forced to evacuate due to fire and/or other disaster and result in the high probability of loss of life.

HE-6

• **Traffic:** there is no infrastructure in place that will support or accommodate increased traffic as a result of this project. Traffic to and from Nipomo has increased significantly over the past 5 years, adding more strain to our already overstressed and poorly maintained transportation infrastructure in South County is not beneficial to the county as a whole.

• **Water:** Nipomo, as well as the entire state of California, has suffered drought conditions for nearly a decade. We are currently in severe drought status. There is not water available for an additional 2500+ residents.

In addition, our existing water plan was established to disproportionately over charge and under serve residents of Nipomo who are already on the lower end of the median income scale for San Luis Obispo County residents.

• **Land Planning:** Multiple elements of this project are out of alignment with the South County area plan, including how this land was intended to be developed.

• **Biological Impacts:** There will be severe biological impacts should this project be green-lit, including the loss of 3,948 native California oak trees, irreparable loss of federally endangered species and native habitats.

The very limited social and economic benefits of the Dana Reserve Project do not outweigh the significant, irreparable impacts to the community of Nipomo. As a resident of Nipomo, I ask that this project be denied until such time that the impacts to our community are able to be substantially mitigated. The residents of Nipomo deserve better.

July 30, 2022
Heidi Ellis
Team-e@pacbell.net

Sent from my iPhone

HE-6
(cont'd)

HE-7

9.5.78.1 Response to Letter from Heidi Ellis

Comment No.	Response
HE-1	This comment raises concern regarding wildfire and emergency preparedness/evacuation efforts. As evaluated in Section 4.20, <i>Wildfire</i> , the project would provide adequate emergency ingress and egress, emergency access, and accessibility to water for fire suppression, and would comply with all appropriate fire prevention methods. Implementation of Mitigation Measure WF/mm-1.1 would ensure consistency with applicable emergency plans. Additionally, Implementation of Mitigation Measure WF/mm-3.1 and compliance with PRC Section 4291 would reduce the potential for wildfire to occur within proposed open space areas that could exacerbate risk to proposed residential and commercial development. As this topic was evaluated in the EIR, no changes to the EIR are necessary.
HE-2	This comment expresses concern related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
HE-3	This comment expresses concern related to the availability of water for the existing service area in addition to the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
HE-4	This comment identifies the project's inconsistency with the South County Area Plan. Refer to ES-3, which addresses comments related to applicable planning policies.
HE-5	This project raises concern regarding biological resources. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-1 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
HE-6	This comment reiterates concerns related to wildfire and emergency preparedness/evacuation efforts, traffic congestion, water supply, consistency with applicable plans, and biological resources. Refer to HE-1 through HE-5, which addresses this comment.
HE-7	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.79 Eric Greening

Jennifer Guetschow

From: Eric Greening <dancingsilverowl@gmail.com>
Sent: Saturday, July 30, 2022 6:12 AM
To: Jennifer Guetschow
Subject: [EXT]Eric Greening comments on Dana Reserve DEIR

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hello!

Thank you for the opportunity to review and comment on the Dana Reserve DEIR. Given the massive size of the document, and that I know that comprehensive comments are coming from others on some of my greatest areas of concern (California Native Plant Society on Biological Resources, for example), which include oak mitigation, water supply, and greenhouse gas emissions, I will focus here on impacts to our transportation system, and particularly to impacts on those who depend on public transit.

EG-1

Before I get to this, however, in the process of recognizing that the most recent large project in the area with significant environmental impacts was the construction of the Willow Road Interchange and related circulation improvements, I feel moved to ask for an assessment of the cumulative impacts of the two projects not only on the transportation system but on oak woodlands and habitat fragmentation. On the latter issue, I would ask for an honest assessment of the success to date of the biological mitigation measures, particularly those relating to the replacement of the lost oak woodland. To what extent have the promised outcomes of these mitigation measures been achieved or not achieved, and what lessons does this information hold for our realistic expectations of those intended for the Dana Reserve Project, and for ways to possibly make them more effective and reliable.

EG-2

To include a longer time frame in the evaluation of such mitigation measures, I would also ask for an honest assessment of the effectiveness or lack thereof of the mitigation measures for the replacement of the many trees taken for the Coastal Branch of the State Water Project. How many of the replacement trees are actually living today? What implications does this information hold for the effectiveness of measures intended to replace the losses?

EG-3

Getting to issues of public transit, we are hampered by the nature of a one-time approval of a development project; it is hard to prescribe ongoing efforts through such a process, so it is typical, as here, that transit mitigations, as with this DEIR, take the form of one-off efforts such as creation of new transit stops and shaded parking spaces at Park and Ride lots. The problem with depending on such measures to provide for the incremental service needs such a project would create is that the greatest constraint to the needed service is the lack of OPERATING resources. Service levels on the Regional Transit Authority, including its Route 10 which passes through Nipomo in connecting Santa Maria, the Five Cities, and San Luis Obispo, have fallen in the wake of the pandemic, with no near-term prospect of their restoration. In fact, future service CUTS, rather than improvements, are most likely in the near term, due to a serious driver shortage and to a change in the definition of an "Urban Area" by the US Census which could cost the region millions of dollars in operational funding we now receive--see the staff report for Item F-1 on the agenda of the August 3rd meeting of the San Luis Obispo Council of Governments for details! It is unlikely that present or near-future financial resources, or the time in the schedules (adding travel time to a transit route adds labor expense as well as travel time for other passengers) could accommodate the new transit stops called for in this DEIR.

EG-4

Nipomo has always been a difficult place for the meeting of the needs of the transit-dependent. A little over a decade ago, more than 500 requests for better fixed-route transit service in Nipomo were received through the Unmet Needs process, and were found "reasonable to meet," but no successful service resulted due to the attenuated form of the community. The Dana Reserve Project, being off-center from what passes for a nucleus of Nipomo, would not improve that situation; meanwhile, the developing economic recession, coupled with high fuel prices and massive spikes in the

EG-5

price of used cars can be expected to significantly increase the number of people and households that would be transit dependent.

↑ EG-5
↓ (cont'd)

I would urge the DEIR to go into greater depth on the REAL transit needs (which should include incorporating by reference the just-approved update of the Coordinated Social Services Public Transportation Plan for San Luis Obispo County) and to require mitigation measures that meet the real and growing needs, even if it means requiring that a substantial ENDOWMENT FUND be created to support ongoing operational needs.

↑ EG-6
↓

Thank you for the opportunity to comment!

Eric Greening

9.5.79.1 Response to Letter from Eric Greening

Comment No.	Response
EG-1	This comment expresses concern related to oak mitigation, water supply, greenhouse gas emissions, transportation, and public transit. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees; MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; and JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements. As discussed in Section 4.17, <i>Transportation</i> , of the EIR, the project includes the development of public transit facilities in addition to bicycle and pedestrian facilities that connect to existing facilities. As this discussion is included in the EIR, no changes in the environmental document are necessary.
EG-2	This comment raises concern regarding circulation improvements and biological mitigation measures. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
EG-3	This comment reiterates concern regarding the effectiveness of mitigation for biological resources and asserts additional assessment should be conducted. Refer to MR-3 and JK-4, which addresses this comment.
EG-4	This comment raises concern regarding public transit and capacity of facilities. As discussed in Section 4.17, <i>Transportation</i> , of the EIR, Buildout of the Specific Plan Area would include the development of an interconnected system of pedestrian and bicycle facilities, a Park and Ride transit center, and transit stops along Collector A. As this discussion is included in the EIR, no changes in the environmental document are necessary.
EG-5	This comment reiterates concern related to public transit and identifies economic impacts related to population growth on gas prices and used cars. Refer to EG-4, which addresses comments related to transit and BR-2, which addresses comments related to population growth. However, economic impacts related to are generally not considered environmental impacts under the CEQA and only require discussion if the economic impacts would have a negative impact on the physical environment, or if the economic impacts would result in growth-inducing impacts. Therefore, no changes in the environmental document are necessary.
EG-6	This comment reiterates concern related to public transit. Refer to EG-4, which addresses comments related to transit.

9.5.80 Kitt and Nora Jenae

Jennifer Guetschow

From: Kitt Jenae <hoofmessages@gmail.com>
Sent: Saturday, July 30, 2022 4:26 PM
To: Jennifer Guetschow
Subject: [EXT]RE: Dana Reserve development PLEASE RECONSIDER!!!!!!

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

With the Dana Reserve development increasing the population of Nipomo by 26% in an area of 1/2 a square mile HOW can this be considered?

Our local services and infrastructure cannot handle such a sudden increase, despite what politicians have promised!!!!

Tefft is a mess now! HOW can Nipomo add 4800 more residents be even considered????? LUDICROUS!!!!

Add the the areas DROUGHT situation, Consider the FACTS AND RIPPLE EFFECTS!

I sure resonate LOUDLY with the July 7, 2022, article titled "Build or preserve?", an opinion piece just posted in the New Times San Luis Obispo.

WHAT are they in fact "reserving" or "preserving")?

PLEASE return to the prior top development priorities of "open space uses within the oak woodlands."

Replacing 4,000 200-year-old oaks with 4,000 tree saplings does NOT mitigate the loss of 2.25 million pounds of carbon dioxide sequestered by these trees every year.

Nipomo may need more affordable housing, but this project FAR EXCEEDS the number of housing units specifically projected or planned for in local and regional county planning documents. Nipomo's jobs/housing imbalance will get significantly worse with the creation of 1,441 new dwelling units!

And the environmental impact report (EIR) found that this project is potentially INCONSISTENT with more than 30 existing land use plans, policies, and regulations adopted for the purpose of avoiding environmental effects.

Sincerely,

Kitt and Nora Jenae

Nipomo, CA

805 931 0115

KNJ-1

KNJ-2

KNJ-3

KNJ-4

KNJ-5

KNJ-6

KNJ-7

9.5.80.1 Response to Letter from Kitt and Nora Jena

Comment No.	Response
KNJ-1	This comment raises concern regarding population growth and associated impacts on public services and infrastructure. Refer to BR-2, which addresses comments related to population growth and MR-2 and DR-3, which addresses comments related to public services and community infrastructure.
KNJ-2	This comment raises concern regarding an increase in vehicle congestion along Tefft Street. Refer JK-6, which responds to comments related to traffic congestion along Tefft Street.
KNJ-3	This comment expresses concern related to water supply and drought conditions. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
KNJ-4	This comment asserts that open space uses with the oak woodlands should be the top development priority. Refer to AG-3, which addresses project alternatives, including the La Cañada Ranch Alternative.
KNJ-5	This comment identifies project impacts related to the loss of oaks, which reduces air emissions. Refer to MR-3, JK-4, and FA-1, which addresses this comment.
KNJ-6	This comment expresses concern related to the density of housing and associated population growth from the proposed project. Refer to BR-2, which addresses this comment.
KNJ-7	This comment states the project's inconsistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.

9.5.81 Mark Mesesan

Jennifer Guetschow

From: Mark Mesesan <markmesesan@hotmail.com>
Sent: Saturday, July 30, 2022 8:10 AM
To: Jennifer Guetschow
Subject: [EXT]Opposition to Dana Reserve Project

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Ms. Guetschow:

I am a Nipomo resident and am writing to express my opposition to the proposed Dana Reserve development project in Nipomo.

After considering the contents of the Draft Environmental Impact Report, I have significant concerns about the following impacts that will negatively affect our community:

1. Density of housing - it's just too great for the space and will negatively affect the attractive rural characteristics of our community
2. Transportation - increases in local traffic will negatively affect the attractive rural characteristics of our community
3. Air quality - it already is poor very often in this area due to blowing silica sand from the nearby Dunes; additional motor vehicles and traffic will compound the problem
4. Land planning - this development was ill-conceived and is out-of-step with the characteristics which make Nipomo an attractive place to live. It's more than Not In My Backyard. It's about change that will negatively change and impact Nipomo in perpetuity
5. Water - it just does not make sense to move forward with a development project like this at a time when water availability is such a significant concern, with no sign of improvement due to global warming

MMe-1

MMe-2

MMe-3

MMe-4

MMe-5

Community concerns like mine must outweigh the development objectives of the Dana Reserve Project. I respectfully request that you take action to prevent this project from moving forward.

MMe-6

Sincerely,

Mark Mesesan
873 Via Seco
Nipomo, CA 93444
435-830-7068

9.5.81.1 Response to Letter from Mark Mesesan

Comment No.	Response
MMe-1	This comment expresses concerns related to the density of proposed housing and consistency with the existing rural character of the project area. Refer to PH-1, which addresses this comment.
MMe-2	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
MMe-3	This comment raises concerns related to air quality. Refer to Gro-3, which addresses comments related to air quality and greenhouse gas emissions.
MMe-4	This comment expresses concerns related to consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
MMe-5	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through Gre-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
Mme-6	This comment suggests denial of this project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.82 David Paschke

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Un-mitigatable Significant Class 1 issue which concerns me most is (circle or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
- Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR
Drain on resources. Police + fire spread too thin, No plan to staff stations.

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: 7-30-2022 SIGNED: 
email: twinsfan528@gmail.com

David Paschke,
Nipomo Resident

DP-1
DP-2
DP-3

9.5.82.1 Response to Letter from David Paschke

Comment No.	Response
DP-1	This comment raises concern regarding biological resources. Refer to MR-3, JK-4, and BR-1, which addresses comments related to biological resources.
DP-2	This comment raises concern regarding an increase in demand on public services. Refer to KE-3, which responds to comments related to public services.
DP-3	This comment raises concern regarding consistency with an increase in noise. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.83 David Richards

Jennifer Guetschow

From: David Richards <drwa6aiw@gmail.com>
Sent: Saturday, July 30, 2022 6:56 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve Project

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Jennifer Guetschow,

I wanted to provide to you my comments about the Dana Reserve Project plan. I am concerned about the size of the project, the number of people that it brings into our town, and the effect on traffic and the rural feel of our neighborhood. I live on Thompson near Nipomo High School and have seen the increase in traffic since Willow was extended to Thompson. I have a vision of what Nipomo and Thompson Avenue will be like after adding that many housing units, and it is not a happy one. I saw one estimate that the population of Nipomo would increase by 25%! And what a shame it would be to lose that many oak trees! I would rather have a smaller development that retains the rural, ranch feel of our town, perhaps larger lots that incorporate the oak trees, rather than cutting many of them down. The off-site area that would be used to mitigate the loss of plants and wildlife is not the same type of property and does not exactly make up for the loss. I know developers like to make the most on their investment, and that usually means the most housing units they can get the permits to build. However, they move on, and the neighbors who had their neighborhood developed have to live with the impact. I would like to limit the impact this development will have on our small town.

DRi-1
DRi-2
DRi-3
DRi-4

Thanks for listening.

David Richards
449 N Thompson Avenue
Nipomo, CA 93444

9.5.83.1 Response to Letter from David Richards

Comment No.	Response
DRI-1	This comment expresses concerns related to the density of proposed housing and consistency with the existing rural character of the project area. Refer to PH-1, which addresses this comment.
DRI-2	This comment expresses concerns related to the density of proposed housing and consistency with the existing rural character of the project area. Refer to BR-2, which addresses comments related to housing and population growth.
DRI-3	This comment raises concerns over the removal of oak trees at the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees at the project site.
DRI-4	This comment suggests reducing the number of proposed residential dwellings. Refer to BR-3, which addresses comments related to a rural residential development project alternative.

9.5.84 Holly Sletteland

Holly Sletteland
4849 See Ranch Ln
Templeton, CA 93465

July 30, 2022

Jennifer Guetschow
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Subject: Draft Environmental Impact Report (DEIR) for the Dana Reserve Specific Plan (PLN-1118, SUB2020-00047, LRP2020-00007, ED21-094)

Transmitted via email: jguetschow@co.slo.ca.us

Dear Ms. Geutschow,

Although I am not a resident of Nipomo, I am a long-time resident of San Luis Obispo County and was dismayed to learn about the proposed Dana Reserve development. I participated in the county effort to craft an ordinance to protect native trees over 20 years ago, advocating for mandatory rather than the voluntary restrictions on tree removals that were ultimately adopted. I was also active in the more recent undertaking to pass an ordinance to protect oak woodlands in 2017 in response to public outrage over thousands of oak trees being clear-cut by Justin Vineyards to make way for a vineyard. And yet here we are again, just 5 years later, with a proposal to cut thousands of oak trees over more than 100 acres to make room for new houses and businesses.

HS-1

The DEIR correctly notes that the proposed project is inconsistent with many county goals and policies and will result in a large number of significant and unavoidable adverse impacts on the environment, including oak woodlands. Of key concern to me, is the fact that the project directly conflicts with several Biological Resource (BR) goals found in the Conservation and Open Space Element including:

HS-2

- Goal BR 1 Native habitat and biodiversity will be protected, restored, and enhanced
- Goal BR 2 Threatened, rare, endangered, and sensitive species will be protected
- Goal BR 3 Maintain the acreage of native woodlands, forests, and trees at 2008 levels

The project is designed to destroy, rather than protect, native habitat and diversity. It calls for the removal of 1,073 oak trees from coast live oak forest, 2,676 from coast live oak woodland, and another 194 from Burton Mesa chaparral and grassland habitats for a staggering total of

HS-3

3,943 trees. This is a significant loss in acreage of native oak woodland, forest and trees not only for Nipomo, but for the county as a whole. Moreover, an additional 750 trees are at risk of having their Critical Root Zone (CRZ) damaged by construction activity. The remaining trees left standing will be threatened by indirect impacts from the project as well, such as new insects and pathogens, urban runoff, and recreational activities.

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HS-3
(cont'd)

There is no appropriate way to mitigate such a monumental loss of oak trees and their associated habitat in the near term. Although the EIR summary states that the no-net loss requirement for oak woodland and oak forest will be satisfied if the applicant permanently protects, enhances, restores, and/or recreates habitat at a 2:1 ratio, this really make no sense to me. Almost 4000 oaks and their associated ecological services will be obliterated at the site if the project is allowed to proceed. Conserving oaks on another property 2 miles away that doesn't support the same suite of sensitive species is not going to change that. If the trees at the mitigation site are not under imminent threat of destruction, it seems to me we end up with a net loss because the trees at the mitigation site would be there regardless of whether there is a conservation easement over them or not. Planting replacement trees doesn't adequately mitigate the loss either, because young saplings can't substitute for the habitat value or services provided by mature oaks for decades. This is especially true of trying to mitigate the loss by planting oaks as street trees. This sort of mitigation may have been reasonable when we weren't in the midst of a biodiversity crisis and a climate emergency, but it doesn't make sense anymore. We don't have centuries, or even decades, to wait for nature's resilience. If the county is serious about enforcing a policy of no net-loss of oak woodlands, it should require projects to avoid them and leave the trees standing.

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HS-4

Beyond the threats to the oaks themselves, the forest and woodland provide irreplaceable habitat for a wide array of sensitive plants and animals. Although some of the impacts to sensitive plants may be able to be successfully mitigated, residual impacts to CRPR 4 and Watch List plants will be significant and unavoidable. The DEIR also suggests that many of the residual impacts to wildlife would be less than significant with mitigation, although I would beg to differ. Individual animals are bound to be missed during surveys to relocate them out of harm's way during construction, inevitably reducing the population and shrinking the gene pool of already sensitive species. And much of the habitat for both sensitive plants and animals at the site will be destroyed forever. The DEIR also neglected to mention that oaks are a keystone species, sustaining a much richer diversity of species than other trees. In addition to the vertebrate species mentioned in the DEIR, oaks host more insects than any other tree species, including a whopping 532 species of caterpillars, a critical source of food for birds and other wildlife.¹ Insects have declined by 40% across the globe, with a third of them ranked as endangered.²

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HS-5

The DEIR also noted that construction of the project, as well as subsequent vehicle miles travelled (VMT) and energy use by residents occupying the dwellings will create significant and unavoidable adverse impacts in Greenhouse Gas Emissions (GHG). However, there is no mention of the huge loss of carbon sequestration currently provided by the oak woodlands or the amount of carbon that will be released by cutting the trees. Like all plants, oaks fix atmospheric carbon dioxide (CO₂) through photosynthesis and store its carbon in their tissues. Timothy J. Fahey, professor of ecology at Cornell University estimated "An approximate value for a 50-year-old oak forest would be 30,000 pounds of carbon dioxide sequestered per acre"ⁱⁱⁱ. Beyond that, Douglas Tallamy notes in the Nature of Oaks "Oak contributions to below-ground carbon sequestration are also noteworthy. Like oak tissues above the ground, oak root systems are massive and built from carbon. But what makes oaks a particularly valuable tool in our fight against climate change is their relationship with mycorrhizal fungi: mycorrhizae make copious amounts of carbon-rich glomalin, a highly stable glycoprotein that gives soil much of its structure and dark color. Oak mycorrhizae deposit glomalin into the soil surrounding oak roots throughout the life of the tree. Every pound of glomalin produced by oak mycorrhizae is a pound of carbon no longer warming the atmosphere, and glomalin remains in soil for hundreds, if not thousands, of years. These factors rank oaks among our best options for scrubbing carbon from the atmosphere and storing it safely in soil throughout the world's temperate zones."^{iv}

HS-6

Having identified numerous significant impacts, a range of alternatives aimed at avoiding or substantially reducing the impacts were considered in the DEIR. It was determined that a Residential Rural Cluster (Alternative 3) was the Environmentally Superior Alternative because it would best reduce the number and extent of significant environmental impacts and meet more of the project's primary objectives. The analysis of Alternative 3 states "the ability to cluster residential uses would allow the site to be developed in a way that would avoid and minimize impacts to sensitive biological resources...Buildout of the site would be reduced due to the lower density of clustered residential development, which would ultimately reduce the amount of impacted oak woodland". While this reasoning *sounds* plausible enough and *may* be true, the lack of specificity concerning how many oaks would be spared makes it impossible to evaluate. How is the public to determine the veracity of this statement without knowing how many units would actually be built and where they would be clustered on the property? The original project proposes to remove almost 4,000 mature oak trees on the site, covering approximately 100 acres. How many trees over how many acres in what parts of the property will be removed for a clustered development?

HS-7

It seems to me we have to go back to the drawing board. The developer's preferred alternative should be rejected due to the overwhelming number of negative impacts. If

HS-8
▼(cont'd)

they still want to proceed, they should be required to bring forth a new proposal that is better suited for the site, preserves oak forest / woodlands and will greatly reduce the other adverse impacts identified in the DEIR for a future environmental review.

Sincerely,



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HS-8

Works Cited

¹ Smithsonian Migratory Bird Center Lepidoptera Index dataset; *Smithsonian's National Zoo*, 19 Jan. 2017, nationalzoo.si.edu/migratory-birds/data-access. Accessed 29 July 2022.

² Davies, Dave. "The World's Insect Population Is in Decline — and That's Bad News for Humans." NPR.org, www.npr.org/sections/goatsandsoda/2022/02/24/1082752634/the-insect-crisis-oliver-milman.

³ Fahey, Timothy J, et al. "Forest Carbon Storage: Ecology, Management, and Policy." *Frontiers in Ecology and the Environment*, vol. 8, no. 5, June 2010, pp. 245–252, 10.1890/080169.

⁴ Tallamy, Douglas W. *NATURE of OAKS : The Rich Ecology of Our Most Essential Native Trees*. S.L., Timber Press, 2021.

9.5.84.1 Response to Letter from Holly Sletteland

Comment No.	Response
HS-1	This comment asserts that the proposed project is inconsistent with the County's Oak Woodland Ordinance due to the removal of oak trees at the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees at the project site. In addition, refer to ES-3, which addresses comments related to applicable planning policies.
HS-2	This comment identifies that the EIR correctly states that the project is inconsistent with the goals identified in the County Conservation and Open Space Element (COSE). Refer to ES-3, which addresses comments related to applicable planning policies.
HS-3	This comment expresses concerns related to the loss of oak trees and associated habitat at the site. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
HS-4	This comment raises concern over the loss of oak trees at the project site and the adequacy of mitigation included in the EIR to address impacts to oak trees. Refer to MR-3 and JK-4, which addresses impacts related to the loss of oak trees at the project site.
HS-5	This comment expresses concerns related to the loss of oak trees. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
HS-6	This comment expresses concerns related to the loss of oak trees. Refer to JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
HS-7	This project raises concern regarding Alternative 3. Refer to AG-3 and AG-4, which addresses comments related to project alternatives.
HS-8	This comment asserts that the Developer's Preferred Alternative should be rejected. Refer to AG-4, which identifies a discussion of the alternatives analysis.

9.5.85 Stephanie Statom

Jennifer Guetschow

From: Stephanie Statom <stephaniestatom@yahoo.com>
Sent: Saturday, July 30, 2022 4:04 PM
To: Jennifer Guetschow
Subject: [EXT]"The social and economic benefits of the project will not outweigh the impacts of this project"

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Jennifer Guetschow (County of San Luis Obispo),

The impacts from the Dana Reserve Project will "not overcome the social and economic benefits of the project.

SSt-1

I can't state enough how troubled I am by this proposal. What makes Nipomo beautiful are the open lands, oaks and wildlife. I can't see why the county would want the massive removal of oaks with tar and concrete poured over this picturesque pasture that faces the freeway. In doing so it removes the sight line of nature and swaps it for inappropriate concrete and buildings, squeezing Nipomo resources for a buck.

SSt-2

This very piece of open space is the signature of Nipomo and has been one of my most favorite spots since I was a child. I grew up in Arroyo Grande and spent my childhood sleeping over with friends who lived under tall eucalyptus trees very close to this proposed development. I knew where I was when I saw the lot from the car window. I still use it as a landmark, still check for cattle. Maybe there will be cattle there again someday. Well sadly I guess that's out of the question now. I can't understand building ugly buildings right up the the freeway. I can't understand anyone thinking this is appropriate, pleasing, inviting . Enough of Nipomo is ruined in this way.

SSt-3

I would hate to see this property looking like what happened to Arroyo Grande. Concrete and buildings covering the hills and valley as far as you can see from AG to Shell Beach. It's so ugly. Please don't continue to make Nipomo Ugly as well.

SSt-4

You are planning to massively populate Nipomo, change zoning that would cripple those living within the current existing zoning. The families adjacent to the new proposed zoning I feel sorry for. This has happened to me in the town I live. I'm stuck living within a commercial Zone in a house from the 1930's. No one wants noise at night, people screaming, playing and talking, music and skateboards. Are you considering the impact this will have on individual families?

SSt-5

Why does any kind of development have to be built all the way close to the freeway? For what purpose? To show off what? Please don't do that. It's pushy and falsely egotistical.

SSt-6

NEXT: Where will all the wildlife go who live there? Have you made plans to relocate them? Of course this is illegal. It's illegal to relocate wildlife. So where do they go?

SSt-7

A town is only as lovely as it's surrounding open space, proving humans and wildlife can exist together. Humans are drawn to nature and Nipomo residence are living here for this very reason.

SSt-8

NEXT: ***Mature oaks take up to 40 years to provide shelter and food for certain wildlife. The habitat and micro climates these living giants created will be lost forever in that spot.

SSt-9

Oak trees take 5 to 6 years to become completely self-sustainable. Even the fastest-growing oak trees will only grow about 3 feet per year. It takes decades before an oak tree is fully grown.

Mitigating Oak removal by planting new trees somewhere else will NOT mitigate the environmental impact their removal will create and it's a load of nonsense to offer to the public a young tree as an olive branch for the flattening of a mature grove of Oaks and other mature trees and it's surrounding habitat that uniquely provides for so much wildlife, legged or winged or other.

Once it's gone it's gone.

Many Nipomo folks are living with a well for water system. The drought and climate issues are making the situation of having enough water a real issue. Ground water will be minimized by covering this lot with concrete and tar.

Please see to it that this proposed development is stopped in its tracks and a REAL environmental Impact study is done. Please lets protect these open spaces with our lives. They give to us more than we understand.

Sincerely,

Stephanie Statom

↑
SSt-9

SSt-10

SSt-11

9.5.85.1 Response to Letter from Stephanie Statom

Comment No.	Response
SSt-1	This comment expresses concerns related to social and economic impacts and availability of water supply. Refer to CE-3, which addresses comments related to social and economic impacts.
SSt-2	This comment expresses concerns related to oak trees and the associated alteration of the visual character of the project site. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
SSt-3	This comment expresses concerns related to the density of proposed housing and consistency with the existing rural character of the project area. Refer to PH-1, which addresses this comment.
SSt-4	This comment expresses concerns related to the density of proposed housing and consistency with the existing rural character of the project area. Refer to PH-1, which addresses this comment.
SSt-5	This comment raises concern regarding noise and population growth associated with the change in zoning. Refer to MMu-6, which addresses noise; BR-2, which addresses population growth; and PH-1, which addresses comment related to the rural character of the project area.
SSt-6	This comment expresses concerns related to the project's consistency with the existing rural character of the project area and visibility along the freeway. Refer to PH-1, which addresses comment related to the rural character of the project area.
SSt-7	This comment expresses concern related to common wildlife. Refer to BR-1, which addresses this comment.
SSt-8	This comment praises the community's open space which provides habitat for wildlife. Refer to MR-3 and BR-1, which addresses comment related to habitat loss and wildlife and PH-1, which addresses comments related to the rural character of the project area.
SSt-9	This comment raises concern over the loss of oak trees at the project site and the adequacy of mitigation included in the EIR to address impacts to oak trees. Refer to MR-3 and JK-4, which addresses impacts related to the loss of oak trees at the project site.
SSt-10	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions. In addition, refer to GRe-9, which addresses groundwater recharge.
SSt-11	This comment suggests denial of this project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.86 Jessica Wallace

Jennifer Guetschow

From: Sea Mystic <ladyseamyst@gmail.com>
Sent: Saturday, July 30, 2022 2:11 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve Project Concerns

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

To whom it may concern, while I have used a template of someone much more succinct than I, it is by no means to be imparted as giving less weight to the itemized concerns regarding this project. I have been a long time resident of Nipomo beginning in 1994 as a high school student living on Kent Street to my current residence of over 8 years on Tefft St.

JW-1

The recent Tefft fire could have been a catastrophic failure and many lives would have been lost had there been a large scale project like the Dana Reserve built there without abundant means of escape.

JW-2

Thank you for your consideration of mine and many others desire to preserve the safety of our community.

Jessica Wallace

JW-3

I'm writing to express my concern over the proposed Dana Reserve Project, a planned project developing 288 acres in the unincorporated county community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), I have substantial concerns. The non-mitigable issues that concern me most are:

- **Catastrophic wildfire/Lack of Emergency Preparedness:** while Section 2.2.1.2.1 of the DIER addresses offsite traffic improvements. However, there is nothing planned to mitigate the lack of safe and expedient egress for Nipomo community members in the event such as a catastrophic wildfire. An additional 1289+ vehicles in addition to vehicles of existing community members seeking hurried egress on poorly maintained single lane roads (and one double lane highway) in Nipomo will make it impossible to reach safety for those forced to evacuate due to fire and/or other disaster and result in the high probability of loss of life.

JW-4

- **Traffic:** there is no infrastructure in place that will support or accommodate increased traffic as a result of this project. Traffic to and from Nipomo has increased significantly over the past 5 years, adding more strain to our already overstrained and poorly maintained transportation infrastructure in South County is not beneficial to the county as a whole.

JW-5

- **Water:** Nipomo, as well as the entire state of California, has suffered drought conditions for nearly a decade. We are currently in severe drought status. There is not water available for an additional 2500+ residents.

JW-6

In addition, our existing water plan was established to disproportionately over charge and under serve residents of Nipomo who are already on the lower end of the median income scale for San Luis Obispo County residents.

- **Land Planning:** Multiple elements of this project are out of alignment with the South County area plan, including how this land was intended to be developed.

JW-7

- **Biological Impacts:** There will be severe biological impacts should this project be green-lit, including the loss of 3,948 native California oak trees, irreparable loss of federally endangered species and native habitats.

JW-8

The very limited social and economic benefits of the Dana Reserve Project do not outweigh the significant, irreparable impacts to the community of Nipomo. As a resident of Nipomo, I ask that this project be denied

JW-9

until such time that the impacts to our community are able to be substantially mitigated. The residents of Nipomo deserve better.

↑ JW-9
↓ (cont'd)

9.5.86.1 Response to Letter from Jessica Wallace

Comment No.	Response
JW-1	This comment established this commenter's background as it relates to the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
JW-2	This comment expresses concern related to emergency evacuation. Refer to HE-1, which addresses comments related to wildfire.
JW-3	This comment expresses gratitude for the public comment period and identifies that the project consists of Class I impacts. Refer to DT-2, which addresses this comment.
JW-4	This comment expresses concern related to wildfire, emergency preparedness, and emergency evacuation. Refer to HE-1, which addresses comments related to wildfire.
JW-5	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
JW-6	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
JW-7	This comment expresses concerns related to the project's consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
JW-8	This comment expresses concerns related to biological resources. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
JW-9	This comment expresses concerns related to the project's social and economic impacts and availability of water supply. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.87 Laura Ahler

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issue which concerns me most is (circle item/highlight or write in your greatest concern):

- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
 - Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)
 - Write in other issues of concern (i.e Water, public services) not determined to be a class 1 issue in the EIR

Water & public services

* AGAIN, Nipomo is bringing # to the county of SLO,
but # is not coming back to the Nipomo community.
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: 7-31-22 SIGNED: Laura R. Ahler
email: lahler93@gmail.com

*copy this letter into your word processing program.

Highlight or circle your concern from list.

Date/Sign/add email.

Copy and paste into your email program.

send to jguetschow@co.slo.ca.us

OR

mail to: Department of Planning and Building

ATTN: Dana Reserve/Jennifer Guetschow

976 Osos Street, Room 300

San Luis Obispo, CA 93408

MUST BE RECEIVED BY AUGUST 1

LRA-1

LRA-2

LRA-3

9.5.87.1 Response to Letter from Laura Ahler

Comment No.	Response
LRA-1	This comment expresses concerns related to the density of proposed housing, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, and biological resources. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife; and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
LRA-2	This comment expresses concerns related to water supply and public services. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions and KE-3, which responds to comments related to public services.
LRA-3	This comment expresses concerns related to social and economic impacts and availability of water supply. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.88 Dave and Sandy Christiansen

From: Sandy Christiansen <mrschristiansen2012@gmail.com>
Sent: Sunday, July 31, 2022 10:16 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve - We Oppose

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Ms. Guetschow,

We oppose the Dana Reserve Development Plan and wish to have our concern and opposition recognized. Our basic concerns include the following:

Traffic - ~4800 new residents in such a small space is going to create havoc on local traffic, particularly during commute times and school start/stop times. Ten Oaks, despite what local politicians claim, already has an excessive amount of traffic during those times...please note the traffic survey the county conducted on Ten Oaks was during Covid in July of 2020 so it does not reflect our "normal" traffic load. Additionally, the corner of Glenhaven and Hetrick is a hairpin turn, and very dangerous. Additional traffic is only going to make that turn even more treacherous. Please consider closing Hetrick/Glenhaven at the hairpin turn and opening Hetrick all the way through to Pomeroy so that the Pomeroy to Willow shortcut via Ten Oaks is no longer necessary. Opening Hetrick and closing Glenhaven eliminates the need to come to Ten Oaks.

Additionally, these homes are being proposed/marketed as being beneficial to workers and that residents would not need to contribute to traffic...that they can guarantee they would reduce vehicular trips. This is preposterous. The ratio of jobs per capita in Nipomo is lower than any other town in the county, and we are on the border of Santa Barbara county. If you build homes for workers here, they will have to commute. And they will be closer to jobs in Santa Maria than in our own county. If these homes are truly for the "working class", then they should be built where the jobs are...further north, in the middle of the county! Otherwise, you're just housing Santa Maria's work force. It makes no sense, and it will definitely create

DSC-1

DSC-2

DSC-3

DSC-4

more traffic on both the city streets and the highway.

↑ DSC-4
↑ (cont'd)

Light, Noise and Air Pollution - the development plan is too dense, and will illuminate our night sky, and bring added noise and air pollution. Please require a large setback and extra tall natural screen along the western boundary against Hetrick and reduce the number of homes.

↓ DSC-5

Devaluation of real estate in adjacent neighborhood - our homes on Ten Oaks are worth \$1M+ and all sit on approximately one acre or more. The new residences are dense housing, even the "larger" homes, and are not of like kind to the adjacent neighborhood. This will devalue our homes. While I understand this is a "not in my backyard" argument, the

↓ DSC-6

devaluation of our neighborhood will impact Nipomo as a whole. Please significantly reduce the number of homes and require larger lots so that they are of like kind to the surrounding established neighborhoods.

Water requirements in severe drought - given the current state of our State with regard to water use and mandates due to drought, we do not trust the agreement with Santa Maria to be enough of a guarantee that we will not be in a shortage when these new homes are added. Contracts are broken all the time and the water supply this project is relying upon does not even come from the same county. Santa Barbara county has no strong reason to support the water demands when severe shortages become an issue. They will break the contract and supply Santa Barbara county residents first.

↓ DSC-7

Electrical grid stress - the addition of 1,289 all electric homes will bring more brown outs to our area. We all know PG&E has severe issues already. Please reduce the amount of homes to reduce the strain on our electrical grid and keep us all powered up.

↓ DSC-8

Stress on emergency services and infrastructure - More people to service means we need more Sheriff, Fire, Paramedics, etc. They are already stretched very thin. Please reduce the number of new residences. With a 25% increase to our population with only one development, the town is not ready to support the residents. We currently only have one grocery store, and

↓ DSC-9

↓ DSC-10

it is already overtaxed and understocked...try stopping by for milk on a Sunday afternoon. We are already underserved, please don't make it worse! And PLEASE do not put a fire or police station in the development!

▲DSC-10
I(cont'd)
|
DSC-11

Devastation to Flora and Fauna - we are not botanists or arborists, but we do love our oaks and native plant life. We believe the DEIR is filled with half truths and glossing over the real devastation that will happen to the Dana Reserve and how it will impact our wildlife and Nipomo as a whole. The plan, as it currently stands, will exterminate federally protected native plants that cannot be replaced and KILL approximately 4,000 "protected" oaks without proper mediation. The mediation plan bases the "preservation" off of 197 oaks, not 4,000, and it will be in another location across the freeway...none of this makes sense. For those of us that also own many of these large OLD oak trees (ours are estimated to be about 300 years old!) and do everything in our power to make sure they continue to live long healthy lives, it makes no sense that the developer is allowed to destroy 50 many! We cannot even begin to fathom what level of destruction of local wildlife habitat and the wildlife itself this will bring. It is heart wrenching. Please do not devastate the landscape so drastically. Please reduce the development.

|
DSC-12

It seems that this project is a pipe dream filled with all sorts of hollow promises and glosses over the real damage that will be done. How does it make any sense at all to increase the population of Nipomo by 25%in ONE project that is on only 288 acres. Who would ever think that is a good idea? This project is much too large for the space, does not fit the community character or needs, and brings multiple types of devastation to our community. We implore you to please take these things into serious consideration and require the developer to make some drastic changes to the existing plan.

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DSC-13

|
DSC-14

Thank you for your consideration,

Dave and Sandy Christiansen
Members of the Nipomo Action Committee
Homeowners on Ten Oaks Way

9.5.88.1 Response to Letter from Dave and Sandy Christiansen

Comment No.	Response
DSC-1	This comment expresses concern over an increase in traffic. Refer to DMW-1, JK-6, and JK-7, which address comments related to an increase in traffic congestion and implementation of transportation system improvements.
DSC-2	This comment expresses concern over an increase in traffic and associated hazards along local roadways. Refer to DMW-1, JK-6, and JK-7, which addresses comments related to an increase in traffic congestion and implementation of transportation system improvements.
DSC-3	This comment raises concern regarding the jobs-to-housing balance in the community. Refer to BR-2, which addresses this comment.
DSC-4	This comment suggests that the project would not create affordable homes and asserts that development should be moved elsewhere in the county. Refer to ML-4, which addresses this comment.
DSC-5	This comment raises concern regarding light, noise, and air pollution. Refer to DT-1, which addresses this comment.
DSC-6	This comment raises concern regarding the compatibility with surrounding parcels and devaluation of surrounding properties. Refer to AG-3, which addresses project alternatives and PH-1, which addresses comments related to project consistency with the rural nature of the area. In addition, refer to CE-3, which addresses comments related to social and economic impacts.
DSC-7	This comment raises concern over the reliability of water supply. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
DSC-8	This comment expresses concern related to the reliability of PG&E and asserts the number of homes should be reduced to avoid burn outs of the electrical grid. As discussed in Section 4.6, <i>Energy</i> , of the EIR, the project would be required to implement solar panels and other energy reduction measures, which would reduce impacts on existing electrical infrastructure. As this issue was discussed in the EIR, no changes to the environmental document are necessary.
DSC-9	This comment expresses concern related to an increase in demand on public services and commercial services. Refer to MR-2 and KE-3, which responds to comments related to public services.
DSC-10	This comment expresses concern related to an increase in demand on commercial services. Refer to SSh(1)-1, which responds to comments related to commercial services.
DSC-11	This comment expresses concern related to an increase in demand on public services, including police and fire protection services. Refer to KE-3, which responds to comments related to public services.
DSC-12	This comment expresses concerns related to biological resources. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
DSC-13	This comment raises concern over the density of proposed population growth. Refer to BR-2, which addresses comments related to population growth.
DSC-14	This comment expresses concern related to the project's inconsistency with the rural nature of the project area. Refer to PH-1, which addresses this comment.

9.5.89 Jamie Cortez

Jennifer Guetschow

From: Jamie Cortez <jc40p@yahoo.com>
Sent: Sunday, July 31, 2022 12:47 AM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Reject the Dana Reserve development based on the traffic impacts alone. The southbound traffic during the work week coming home is bad enough. Another thousand plus cars from these homes is not going to help us. Reject Dana Reserve please!

JC-1

9.5.89.1 Response to Letter from Jamie Cortez

Comment No.	Response
JC-1	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.

9.5.90 Cherie Fitz-Gerald

Jennifer Guetschow

From: Cherie Fitz-Gerald <Cherfts@outlook.com>
Sent: Sunday, July 31, 2022 7:34 AM
To: Jennifer Guetschow
Subject: [EXT]The Dana Reserve Development
Importance: Low

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear County, s

Again, the residents of Nipomo, are having to address the County with a problem the Planning Board already knows exists. This project in no different than the Letitia Project in which the residents of Nipomo proved to the county that the water and road infrastructure are not adequate for this type of development. Nipomo does not enough water to sustain a project of this size nor does it have the resources to fight a fire if one should occur.

CFG-1

As you well know, the problem for this project is the same as for all the other projects that have been before your board in the last 15 years. WATER, WATER, WATER. The county has put a hold on all water wells being drilled for Agricultural but this also affected Residential Water Wells. We were in the middle of having a well drilled when the SLO County put a hold on any wells being drilled which stopped our residential well from being drilled on the date it was scheduled. NIPOMO HAS A SERIOUS WATER SHORTAGE there are many areas of Nipomo that are dependent on rainfall as our water source. Much of Nipomo's property does not sit on an aquafer, we are in fractured shale. Therefore we do not have a pool of underground water to pull from. Many residential water wells have gone dry in the last 10 years and long time residents have had to re-drill very deep wells in order to have sufficient water for their residential needs. These long time residents are still conserving water even though they have new wells.

CFG-2

Nipomo is also a bedroom community as it does not support head of household jobs which means all future residents will be driving to their jobs location. This creates a problem for the existing road system and there is not a future plan for mitigating traffic, which means it does not have a plan in place for EMERGENCY FIRE EXITING OF THE COMMUNITY.

CFG-3

So let's address the main issues

1. WATER, WATER, WATER - NIPOMO is struggling with being able to supply the current residents with adequate water. Wells have gone dry and back up sources of water have had to be put in place just for normal daily use.
2. ROADS, ROADS, ROADS - The roads in Nipomo are not adequate for an additional inflow of 1500-3000 residents. The county is big on promising permit project money for roads but in the end redirects that money to other less appropriate projects. I have watched this happen since 1984. Project money was dedicated to pave the Thompson Area downtown and it was redirected and never was completed. The permit money was used to support 13 other ridiculous projects that were also never completed.
3. SCHOOL SAFETY-The existing community does not have adequate roads to evacuate the schools if there were a fire or other natural disaster or God forbid another school shooting.
4. NIPOMO IS A BEDROOM COMMUNITY-People sleep here they do not work here. There are very few HEAD OF HOUSEHOLD JOBS in Nipomo. This forces residents to use natural resources already in short supply putting them in a commuting position just to get to work.
5. SOUTH COUNTY AREA PLAN-this project is not in alignment with the plan on how this land was intended to be used.
6. BIOLOGICAL IMPACTS-the loss of over 3000 native California oak trees (old growth) and the irreparable loss of federally endangered species and native habitats.

CFG-4
CFG-5
CFG-6
CFG-7
CFG-8
CFG-9

As a long time Nipomo resident I have been involved in many of the county workshops and planning of developments. What was promised has usually never been brought to fruition. It is time the county stops asking us to fight for what they know is not a good fit with the community. This is not why the residents of Nipomo have spent so many hours of our time meeting with County Officials, Boards, and Commissions. We have had workshops and have set up Advisory committees and still have to bring all these issues back to the County's attention with each newly elected board or commission. It is time for you to communicate amongst yourselves so that these projects do not even get to this stage.

CFG-10

Please deny this project due to the shortage of WATER in our community, the inadequate ROAD infrastructure and the ENVIRONMENTAL IMPACT on natural and federal species including but not limited to Native California Oak Trees and wildlife.

CFG-11

Sincerely,

Cherie A. Fitz-Gerald
380 Rim Rock Road
Nipomo, CA 93444
(805) 680-3753

Sent from [Mail](#) for Windows

9.5.90.1 Response to Letter from Cherie Fitz-Gerald

Comment No.	Response
CFG-1	This comment raises concern regarding the availability of water supply for the existing service area in addition to the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
CFG-2	This comment raises concern regarding the availability of water supply for the existing service area in addition to the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
CFG-3	This comment raises concern regarding an increase in commuter traffic and availability of emergency evacuation. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements. Additionally, the project includes mitigation to support alternative modes of transportation to work and options to support remote work. Refer to HE-1, which addresses emergency evacuation comments.
CFG-4	This comment raises concern regarding the availability of water supply for the existing service area in addition to the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
CFG-5	This comment raises concern regarding an increase in traffic along roads. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
CFG-6	This comment raises concern regarding the capacity of the LMUSD to serve the growth of school-aged children and associated safety concerns, including evacuation at schools. Refer to BR-6, which addresses comments related to public schools. In addition, refer to HE-1, which addresses emergency evacuation comments.
CFG-7	This comment raises concern regarding an increase in commuter traffic. Refer to CFG-3, which addresses this comment.
CFG-8	This comment expresses concerns related to the project's consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
CFG-9	This comment expresses concerns related to biological resources. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
CFG-10	This comment asserts that the County should improve interagency communication. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
CFG-11	This comment supports denial of the project based on impacts related to water supply, road infrastructure, and loss of oaks. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; and MR-3, BR-1, and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.

9.5.91 Jose Gomez

Jennifer Guetschow

From: Jose Gomez <jose_gomez_93444@yahoo.com>
Sent: Sunday, July 31, 2022 12:14 AM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve Project - Reject please

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Please reject the Dana Reserve Project of 1200 plus housing units for the following reasons:

-Current lack of Police protection from the Oceano South Station. The EIR mentions that the Station would need to hire 21 deputies to meet the needs of the Nipomo area.

JG-1

-Dana elementary is currently at 94% capacity without the addition of 1200 plus housing units. Nipomo High is currently at 145% capacity without the addition of 1200 plus housing units.

JG-2

-The EIR omits the word "draught" and appears to ignore the current and future impact.

JG-3

9.5.91.1 Response to Letter from Jose Gomez

Comment No.	Response
JG-1	This comment raises concern regarding the increase in demand on existing police protection services. Refer to MR-2 and KE-3, which responds to comments related to police protection services
JG-2	This comment raises concern regarding the capacity of the LMUSD to serve the growth of school-aged children. Refer to BR-6, which addresses comments related to public schools.
JG-3	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.

9.5.92 Brian and Brenda Hascall

Jennifer Guetschow

From: Brian Hascall <bhascall@aol.com>
Sent: Sunday, July 31, 2022 5:59 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Preserve Project Comments

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Ms. Guetschow,

My wife and I would like to express our opposition to the Dana Preserve project at this time.

While we are not fundamentally opposed to this project at some time in the future, we are currently in the grip of the worst drought to strike this area in modern history.

Most residents of Nipomo have been required to cut our water usage by 20% under pain of heavy fines and possible water meter restrictors being placed if we do not comply. This will most likely worsen without relief from the drought. The logistics of adding over 1300 water meters and the tremendous increase of use of ground water resources is unfathomable during this drought. We would request that this project be shelved until the drought issue is resolved and water supplies return to normal.

Sincerely,

Brian and Brenda Hascall
North Tejas Place
Nipomo

BBH-1

9.5.92.1 Response to Letter from Brian and Brenda Hascall

Comment No.	Response
BBH-1	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.

9.5.93 Neil Havlik

Rev# 8-1-22

July 31, 2022

Ms. Jennifer Guetschow, Project Manager
County of San Luis Obispo
Department of Planning and Building
San Luis Obispo, CA. 93401

RE: Dana Reserve Specific Plan Environmental Impact Report

Dear Ms. Guetschow:

I appreciate the opportunity to comment on the Draft Environmental Impact Report (DEIR) on the above-captioned project.

The DEIR points out numerous shortcomings of this project, which is unnecessarily destructive of valuable natural habitat, will exacerbate the area's jobs-housing balance, and violate many existing County policies or require them to be changed simply to accommodate this project. All of these changes strike me as a classic case of the tail wagging the dog, and I wonder why such a course of action is even being considered.

I will limit my main comments to the biological impacts of the project, and to certain the alternatives being considered (and not being considered).

Loss of Oak Woodland and Associated Habitat is Excessive and Unnecessary. County policies call for protection of the oak woodlands of the Nipomo area, yet this project proposes to destroy some 4,000 oak trees (the number keeps growing) and associated habitat, including a rare local vegetation type known as Burton Mesa chaparral, with no real mitigation for such massive losses.

The developer's proposal to dedicate a conservation easement over a piece of unrelated land miles away is not really mitigation. It does nothing to mitigate for the massive losses being proposed. Mitigation means to restore or replace that which is lost, and dedication of an easement does not plant or nurture one new tree to replace those lost. Planting of oaks as street trees is likewise not really mitigation. The loss is of a functioning habitat. It is not only trees that will be destroyed; it is the entire fabric of the ecological community. The pages of mitigation regarding the care for and caution around the fraction of the oak woodland that would be left on-site is comical in comparison to the destruction being countenanced.

The DEIR proposal to locate, secure, and initiate the creation of an entirely new oak woodland on an unknown and unnamed site as mitigation is disingenuous at best. There is no location, cost estimate, or timeline for any such effort. Furthermore, the likelihood of success of such an effort can be questioned. Having been involved in many mitigation projects in my 40+ year professional career, I have seen such efforts range from complete success to complete failure; but unfortunately complete success is rare. One need look no farther afield than the efforts—still ongoing—to mitigate for the oak habitat losses occasioned by the nearby Willow Road extension project to see the challenges that can face such projects, particularly when poorly planned or poorly laid out.

NHa-1

NHa-2

NHa-3

NHa-4

NHa-5

In similar manner, the DEIR proposes as mitigation to locate, secure, and initiate creation of a new population of Burton Mesa chaparral, hopefully on a property somewhere in the vicinity, but if not, somewhere in Santa Barbara County. Again, this effort has no location, no cost estimate, and no timeline either for its initiation or for its completion. Such a paper requirement does not constitute mitigation. In any case, requiring such mitigation before beginning of grading activities, but after approval of the subdivision of the land, is too late to ensure conservation on-site. Any such mitigation requirement should be imposed (and subject to bonding) prior to approval of the subdivision of the property, in order to ensure that mitigation in fact can and does take place.

NHa-6

The author is aware of certain State legislation which permits the use of off-site dedications of land as suitable mitigation for losses incurred by a project. It is noted, however, that this law is permissive and not obligatory. It does not require a granting authority to accept such off-site dedications. In certain circumstances, for example, where vernal pools are being lost, such a law may make sense. This is because vernal pools require a strict conjunction of soils, topography, hydrology, and plant and animal life to be functional, and such conditions are extremely difficult to create artificially.

NHa-7

In the current instance, the project sponsors are seeking many changes and exemptions to, and exceptions from, existing County policies on many fronts. The lead agency is reminded that it is under no obligation to accept any of them.

NHa-8

In the case of Dana Reserve, a smaller project would easily avoid most of the impacts (avoidance being the first choice in mitigation), leave room on-site for mitigation of impacts which do occur, and would dispense with the need to locate and secure an off-site location to replace any losses. It would also benefit from the same soils, topographical, hydrologic, and climatic conditions as the areas being impacted. This makes much more sense than destroying the on-site oak habitats and then hoping to replicate them somewhere else at some future date. For these reasons, the choice of a smaller project, preserving the oak woodland, is the most beneficial way to move forward.

NHa-9

Regarding Alternatives to the Project. The DEIR identifies several alternatives to the project as required by CEQA, but then proceeds to give each of them short shrift, claiming them to be unable to meet community objectives, or claiming them to be "infeasible". No compelling evidence is presented to back up many of these claims.

NHa-10

The author is particularly surprised by the discussion of the so-called "Burton Mesa chaparral avoidance" alternative, or BMCA, which would avoid the great majority of impacts to the site's natural resources. It is stated that this alternative does not achieve the project objectives, and is not feasible, but without providing any explanation of why that is so. The author disagrees. Having reviewed the objectives listed, it is seen that this project would in fact meet all or nearly all of them. This alternative, though only about one-half of the size of the proposed project, would still be one of the largest developments proposed in the County in years.

NHa-11

In January of this year the author, who had been invited to submit a concept for the site, did so, and that concept (which was quite similar to the BMCA alternative) would have had the full range of housing types found in the project; only the ratios were changed to emphasize the lower cost housing types, by removing the tract homes proposed where the oak woodland is. With the median home price in San Luis Obispo County now at (or exceeding) \$900,000, this seems like a very good way to go.

NHa-11

Suppose that the BMCA alternative had been the developer's proposal. Would it have been rejected by the County as infeasible? If so, why? This seems to be a spurious claim with nothing to back it up.

The same is true of other alternatives, such as the "non-native grassland" alternative, and the "rural cluster" alternative: both are stated to be feasible, and the rural cluster alternative is claimed to be the environmentally superior alternative as required by CEQA, but again there is little or no information to support either of these claims. In the author's view, the non-native grassland alternative has the disadvantage of cutting up the oak woodland into two smaller islands and placing all the surrounding areas into development. Thus, while this alternative would presumably leave the oak woodlands intact, they would be essentially islands surrounded by development, diminished in size, connectivity, and ecological value. In the case of the rural cluster alternative, no particular design or layout is presented, and much would depend upon such design to determine the nature and extent of the impacts. This leaves basically nothing to back up the assertion that this alternative is the environmentally superior one.

NHa-13

NHa-14

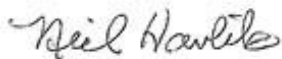
Recommendations. It is recommended that the DEIR be rejected as inadequate for its lack of specificity in identifying a location for the proposed mitigation for the tremendous and basically unacceptable losses to the oak woodland and chaparral habitats on the Dana Reserve site; and for its inadequate treatment of alternatives to the project which would greatly reduce the impacts of the project.

NHa-15

It is further recommended that the project be denied and the project sponsors be directed to resubmit a project that is more in line with existing County policies and which will be more environmentally benign. The BMCA alternative or something like it is the author's preferred alternative. That alternative could still be a large and complex project, but one that could help meet the housing needs of the County in a way more compatible with existing County policies and with the need to respect and conserve the great majority of natural environment of the area.

NHa-16

Thank you again for the opportunity to comment on this sadly misconceived project.



Neil Havlik, PhD.
672 Serrano Drive #11
San Luis Obispo, CA. 93405

9.5.93.1 Response to Letter from Neil Havlik

Comment No.	Response
NHa-1	This comment raises concern regarding the loss of natural habitat, the community's jobs-to-housing ratio, and inconsistency with applicable planning documents. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife; and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
NHa-2	This comment is an introduction to the topics that are discussed in the letter, including biological impacts and the alternatives analysis. Refer to MR-3, BR-1, and JK-4, which responds to comments related to biological resources and AG-3 and AG-4, which addresses comment related to the alternatives analysis. This comment does not require any changes to the EIR.
NHa-3	This comment expresses concerns related to the loss of oak woodland and Burton Mesa chaparral and the lack of adequate mitigation. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and Burton Mesa chaparral and the adequacy of proposed mitigation.
NHa-4	This comment raises concern regarding adequacy of the off-site mitigation area as a mitigation measure. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and proposed mitigation.
NHa-5	This comment raises concern regarding adequacy of the off-site mitigation area as a mitigation measure. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and proposed mitigation.
NHa-6	This comment raises concern regarding adequacy of the mitigation for Burton mesa chaparral habitat. Refer to MR-3 and KK-19, which addresses comments related to Burton Mesa chaparral and associated mitigation and performance standards.
NHa-7	This comments states that the author is aware of State legislation that permits the use of off-site dedications of land as suitable mitigation for project impacts and states specific language of this legislation. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
NHa-8	This comment expresses concerns related to the project's consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
NHa-9	This comment asserts that a smaller project would reduce the project's significant impacts. Refer to AG-3 and AG-4, which addresses comment related to the alternatives analysis.
NHa-10	This comment raises concern regarding the adequacy of the alternatives analysis. Refer to AG-3 and AG-4, which addresses comment related to the alternatives analysis.
NHa-11	This comment asserts that the Burton Mesa Chaparral Avoidance alternative is prematurely dismisses and inadequately evaluates the alternative in comparison to project objectives. As discussed in Chapter 5, <i>Alternatives Analysis</i> , this alternative would not provide a diversity of housing types, including affordable homes, and would not connect on-site residential neighborhoods to the community through development of pedestrian, bicycle, and equestrian trails via Collector B and an on-site trail system in the majority of the Specific Plan Area, and would not meet most of the basic project objectives. This alternative may also be infeasible from a cost perspective. Based on the substantially reduced project footprint, increased density, and more compact design, the Burton Mesa chaparral avoidance alternative would accommodate an increased number of multi-family units and a decrease in single-family units compared to the proposed project. Single-family units would be reduced from 831 to 111 and multi-family units would be increased from 458 units to 704 units. Not only does this not meet the basic project objective of providing a range of housing types, including affordable housing, workforce housing, and affordable by design housing, based on market studies conducted by the project applicant, the Nipomo area does not have adequate demand for the number of multi-family units. Further, the reduced number of units and utility connections makes expansion of NCSD infrastructure to serve the site more expensive per unit, increasing the challenges of providing affordable housing within the Specific Plan Area. Since this alternative does not meet the basic project objectives, is likely infeasible, and has the potential to generate new potentially significant impacts, this alternative was eliminated, consistent with State CEQA Guidelines Section 15126.6(c). In addition, refer to AG-4, which addresses comment related to the alternatives analysis. Refer to MR-3, which provides a detailed response related to Burton Mesa chaparral. As this alternative is discussed and dismissed in the EIR, no changes to the environmental document are necessary.

Comment No.	Response
NHa-12	This comment states that the Burton Mesa Avoidance alternative would not be dismissed as “infeasible” if it were the Applicant’s original proposal. This comment does not identify any deficiency of the EIR, and no changes to the environmental document are necessary. Refer to NHa-11 for a detailed discussion of the Burton Mesa Avoidance alternative.
NHa-13	This comment asserts that additional analysis is necessary to support the conclusions of Alternatives 3 and 4 identifies in the alternatives analysis of the EIR. Refer to AG-3 and AG-4, which responds to comments related to the alternative analysis and KK-21, which addresses comments related to the use of figures in the alternatives analysis.
NHa-14	This comment asserts that Alternative 3 does not include a specific site design, which would be necessary to support conclusions of this analysis. Refer to AG-3 and AG-4, which responds to comments related to the alternative analysis and KK-21, which addresses comments related to the use of figures in the alternatives analysis.
NHa-15	This comment recommends rejection of the DEIR based on the lack of mitigation for the loss of oak woodlands at the project site and the inadequate evaluation of the alternatives analysis. Refer to JK-4, which addresses comments related to the loss of oak woodlands and the associated mitigation and AG-3 and AG-4, which addresses comments related to the alternatives analysis.
NHa-16	This comment recommends denial of the proposed project based on inconsistency with applicable planning documents and significant environmental impacts and suggests adoption of an alternative that would reduce impacts to Burton Mesa chaparral. Refer to ES-3, which addresses comments related to applicable planning policies; DT-2, which addresses comments related to the project’s significant impacts; and MR-3, AG-3, and AG-4, which responds to comments related to project alternatives.

9.5.94 Nick Hernandez

From: Nick Hernandez <nickthequick805@outlook.com>
Sent: Sunday, July 31, 2022 10:13 PM
To: Jennifer Guetschow
Subject: [EXT]New Nipomo development

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

As a low-income resident, I oppose the addition more upper income housing that only rich retirees can afford. Do I need to move to Santa Maria now to be able to afford the

rent? Please kill this Dana Reserve development for the sake of all low income residents in south county.

-N

|
NHe-1
|

9.5.94.1 Response to Letter from Nick Hernandez

Comment No.	Response
NHe-1	This comment raises concern over the affordability of the proposed housing development. An objective of this project is to provide affordable homes to the community, which is possible through the density of the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.95 Ryan Jones

 Delete  Archive  Report  Reply  Reply all  Forward   

[EXT]Dana Reserve 4k oak trees removed?!

RJ Ryan Jones <rjones93444@outlook.com>
To: Jennifer Guetschow

        
Sun 7/31/2022 9:44 PM

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Good evening. As a local resident I oppose both options of oak tree removal referenced in the EIR. One option would remove 3943 native oaks while the other would remove 3376 native oaks. Both options are unacceptable. I recommend rejecting this development as proposed. We can do better!

 Reply  Forward

RJ-1

9.5.95.1 Response to Letter from Ryan Jones

Comment No.	Response
RJ-1	This comment raises concern regarding the removal of oak trees. Refer to MR-3, JK-4, and BR-1, which addresses comments related to biological resources, including loss of oaks.

9.5.96 Herb Kandel

July 31, 2021

This letter addresses the oak tree mitigation portion of the Dana Reserve Specific Plan. I request that this be entered into the public record and that each question within my letter be addressed thoroughly.

1. Two prior county approved oak mitigation projects close to the current proposed Dana Reserve Project (Willow Road Extension Oak Tree Mitigation and the Mesa Meadows Oak Mitigation) had significant issues. Both mitigations were implemented in sub-optimal locations, had significant installation and maintenance problems, and were inconsistently managed and monitored. This is documented in the County's report (1) for the Willow Road Extension. The Willow Road Extension met the qualitative mitigation targets by the very narrowest of interpretations, and met quantitative measures only through costly rescue efforts by the County, and in the case of the Mesa Meadows phase one Osage Road mitigation the project has grossly sub-standard implementation and monitoring and a failure to meet or properly measure the mitigation criteria (2). These are not the only examples within the county of poor performance by the county's own standards. Please account for these errors and disclose for the public records how the prior mitigation projects performed both qualitatively and quantitatively. Please state what has changed about the County mitigation program that will apply to this current proposed project?
2. Does the county oak tree mitigation program account for our up-to-date understanding of the role of mature oak trees in carbon sequestration? How does this project account for the loss of the essential role of carbon sequestration for the removal of heritage oak woodland, given that replacement planting even if successful will not be at the current levels for over one to two hundred years? The amount of carbon sequestration per mature tree and per acre of woodland is higher than we previously understood, see reference (3). Do the county's policies attend to current urgency of timelines and targets for carbon emissions reduction? If so, how is this addressed in the environmental mitigation component of this project? Will the county commit to sending its staff to the upcoming 8th annual California Oak symposium in San Luis Obispo Oct. 31-Nov 3 presenting the latest science to help direct policies for protection and mitigation? Will our elected official attend? The developer is also encouraged to attend. Let's learn together and improve this project design. The link is listed below (4). Also the organization includes study references demonstrating this important connection and assisting with calculations (5): Please address specifically how you will include calculations of impacts to measure the loss of carbon storage with the removal of the oak woodlands in this project.
3. The understory of the Oak woodlands and remnants of Burton Mesa Chaparral have remained surprising intact and have returned with a persistence I could not have imagined despite deliberate and concerted efforts by prior owner(s) to eradicate it. (6) Science continues to discover more about how much cooperation between trees and associated understory plants takes place. Many burls of the Shagbark Manzanita (*Arctostaphylos purissima rudis*), survived the tractor blade, as did some of the unique narrow endemic Nipomo Mesa ceanothus (*Ceanothus impressus* var. *nipomensis*). There are other unique species—which are now very hard to find on the Nipomo mesa due to development impacts—that still exist on this property, such as Sand Almond, and of course the Pismo clarkia, sadly only a remnant of a once more abundant, special status plant. I estimate within the current woodlands some 40% of the original density from the 90s had returned. Unfortunately, much of the Burton Mesa Chaparral has been cleared from the open field areas and native grasses disappeared long ago. These species become more and more rare—and current science emphasizes the relative importance of the understory for both oak health and habitat. Explain how the disturbed understory will be addressed in mitigation. The design has insufficient border between the Oak woodland remnant that remains in the current version of the plan and a buffer area that will support restoration of Burton mesa chaparral. A foremost national expert of the the Oak Understory and Maritime

HK(1)-1

HK(1)-2

HK(1)-3

HK(1)-4

Chaparral species lives in Nipomo, I recommend he be consulted to review the mitigation specific to these components. (7)

HK(1)-4
(cont'd)

4. The current project must be re-designed with less density to protect as much of the dense Oak woodlands as possible and to protect a larger swath of buffer area around the oak woodland to protect both the trees and to provide space to protect and mitigate for losses of the Burton Mesa Chaparral and Oak. Also the project re-design should make a real effort to preserve the scattered oaks, which will provide bird habitat and give some ambiance to the new development. These changes to the plan are essential to preserve existing habitat for the many species of flora and fauna that currently reside and depend on the oak woodland community. Importantly, your EIR includes "species observed or have the potential to occur in the project area". Well done including this list— this speaks to both the habitat potential, as well as the seed bank and future potential for species to return. As noted above, so much intentional eradication efforts have taken place— the species that remain and can return are a testament to the importance of value of this site biologically. The EIR report reports the minutia of what will be lost, and existing techniques and measures that are seriously inadequate to mitigate for these losses. Plead in your EIR in plain language for the layperson, and for our elected officials and those who read this document in the future, what this version of the plan sacrifices. Make a strong recommendation for a project redesign that prioritizes the growing importance of our Oak Woodlands at this critical time in our history.

HK(1)-5

Herb Kandel
776 Inga Road, Nipomo

NOTES:

- (1) Jan 2020, Annual Monitoring report for the Willow Road Extension/101 Interchange Oak woodland Habitat Project at the Dana Adobe Historic Park, Page 21— The county no longer is monitoring this project. The 2020 number of oaks in the lower two categories of vigor ranking was 52%. The project has completed its supplemental irrigation phase. In the first years of the project the oak mortality loss was 58%. The report states, "Mitigation efforts were derived with limited institutional knowledge of Oak Woodland restoration, inexperienced contractors, multiple issues with water quantity and delivery, drought and other contributing factors." Only by a costly County funded replanting of the losses and infrastructure and staff investment has the number of surviving oak met the absolute minimum quantitative standard. The probability of droughts ahead, and the absence of oaks at this location historically create ongoing risks for the success of this mitigation.
- (2) I was personally approached to assist the developer of the first phase of the Mesa Meadows project, in 1999 where heritage oaks and well established Burton mesa Chaparral were slated for removal. As part of that mitigation, a local girl scout troop was paid \$500 and volunteers were engaged in the plantings along the steep graded bank of Osage road and near the current location of the Caesar Chavez Native Garden. I was among those volunteers. I regret my involvement, but bore witness to severe disfunction in the County Mitigation program at that time. Less than 10% of the original planting survived.
- (3) The Minnesota Extension demonstrated a single 24 inch tree sequestered 846 pounds of carbon during its growing season. And an acre of woodland during just one month stored 18.4 tons of carbon during May peak season and additional 3.9 tons in September. In May, this woodland stored 18.4 tons of carbon per acre. By September, it sequestered an additional 3.9 tons of carbon per acre. This carbon sequestration amount is equivalent to:
- The greenhouse gas emissions from 32,000 miles driven by a typical passenger vehicle.

HK(1)-6

HK(1)-7

HK(1)-8

- The CO2 emissions from 1,200 gallons of gasoline.
 - And the CO2 emissions from charging 1.5 million smartphones.
 - Source: <https://extension.umn.edu/news/2021-tree-and-woodland-carbon-capture-challenge-results>
 - Additional resources demonstrating connections on California woodland and the role of carbon sequestration.
- (4) <https://ucanr.edu/sites/oaksymposium/>
- (5) <http://climate.calcommons.org/article/carbon-sequestration>
- (6) I took photos of the property in the 1990s when the density was much higher. Multiple efforts at clearing, including with tractor blading very close to trees was even unsuccessful. This clearing was in anticipation of a plant survey for a prior development proposal. I spoke with the prior owner respectfully suggesting management practice consistent with his ranching uses. His written response was, "when you write me a check for 6 million dollars you can manage the scrub brush any damn way you please."
- (7) Dave Fross, author California Native Plants for the Garden.

HK(1)-8
(cont'd)

HK(1)-9

9.5.96.1 Response to Letter from Herb Kandel

Comment No.	Response
HK(1)-1	This comment asserts that two other mitigation projects have experienced significant issues and states that these mitigation projects have been close to failing to meet established mitigation targets. Refer to MR-3 and JK-4, which addresses comments related to the loss of oak trees and associated mitigation.
HK(1)-2	This comment raises concern over the loss of oak woodlands at the project site and associated reduction in carbon sequestration. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site. Additionally, refer to GRO-3, which responds to comments related to air quality and greenhouse gas emissions.
HK(1)-3	This comment raises concern over the loss of oak woodlands at the project site and associated reduction in carbon sequestration. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site. Additionally, refer to Gro-3, which responds to comments related to air quality and greenhouse gas emissions.
HK(1)-4	This comment raises concern regarding the loss of oak woodland and natural habitats at the project site, in addition to concern related to the adequacy of proposed mitigation. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and associated mitigation and BR-1, which addresses comments related to habitat loss and wildlife.
HK(1)-5	This comment expresses the need for an alternative site layout to address the loss of oak woodlands at the project site and asserts that the loss of oak woodlands needs to be clearly stated in the EIR. Refer to AG-3 and AG-4, which addresses comments related to project alternatives. In addition, refer to MR-3 and JK-4, which addresses comments related to the project's Class I impacts as a result of the loss of oak trees at the project site.
HK(1)-6	This comment raises concern over the ability to support mitigation efforts for the loss of oak woodlands at the project site during drought conditions. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak woodlands at the project site and associated mitigation and MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply.
HK(1)-7	This comment identifies this commenter's background in assisting the County with mitigation projects and asserts that less than 10 percent of mitigated trees survived. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak woodlands at the project site and associated mitigation. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
HK(1)-8	This comment identifies that the loss of oak woodlands at the project site would substantially reduce carbon sequestration. Refer to GRO-3, which responds to comments related to greenhouse gas emissions.
HK(1)-9	This comment identifies previous vegetative clearing at the proposed project site. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.97 Ken Marschall

Jennifer Guetschow

From: Ken Marschall <marschallken@gmail.com>
Sent: Sunday, July 31, 2022 5:37 PM
To: Jennifer Guetschow
Cc: District 4; Carla
Subject: [EXT]Dana Reserve Project

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Jennifer Guetschow, Department of Planning and Building

My family and I are residents of Nipomo, and our address is 551 Miles Oak Ln, Nipomo, CA 93444. We strongly believe the social and economic benefits of the Dana Reserve Project will not outweigh the impacts of this project for a number of reasons. Please reconsider this project and develop alternatives which do not have a severe impact on our environment and natural resources in Nipomo.

KM-1

Project Concerns:

Biological Resources:

Six Class I impacts to Biological Resources are identified in the Draft EIR: impacts to special status plant and wildlife species; impacts to watch list plant species; loss of 35 acres of Burton Mesa chaparral; loss of 75 acres of oak woodland and 21.7 acres of oak forest (categorized as 2 impacts, including loss of 3,948 oak trees); and cumulatively significant impacts. We believe the Draft EIR fails to address these adequately; there may be additional Class I impacts, such as to Pismo Clarkia, in which mitigation measures for replanting has not been successful in the past.

KM-2

Allowing Burton Mesa chaparral mitigation outside SLO County, or even off the Nipomo Mesa, is inadequate mitigation, considering these habitats are not adjacent other the project site.

KM-3

The developer is not environmentally responsible because he is preserving the oaks in the middle of the project site, and buying a hill top parcel (Dana Ridge) with oak trees. Neither of these locations are really developable, and the Dana Ridge is not an appropriate mitigation site for loss of oaks and Oak Woodland (Impacts BIO 15 and 18 in the DEIR). If this project is approved as is, in the future, developers will continue to clear large swaths of trees in prime habitat for oaks and other sensitive species, in favor of undesirable locations on the fringes of where oaks can survive, leading to a total net loss of oaks in the county. This will undermine the existing Oak Tree Ordinance for all future developments to come in the county and cause the loss of this sensitive and very important community within the county.

KM-4

There is a way to reduce the impacts to onsite oaks and rare plants and habitats, look at additional alternatives where housing is reduced. This project is overly packed with homes, to the detriment of the biological resources on-site.

KM-5

Reduce the overall amount of houses in each neighborhood, maintain linkage of the native habitats left onsite. Pick Alternative 3, have the county provide maps and additional rationale for Alternatives 2, 4, and 5, or formulate other alternatives that reduce the overall amount of homes and necessitate a smaller project.

Land Planning:

In the EIR it's stated that "The County's South County Area Plan includes an outline for future development of La Canada Ranch on the project site, which identified the following land uses in order of priority:

open space uses,
industrial park(s) retail uses,
commercial retail uses, and residential areas.

KM-6

The prioritization of these land uses show that preservation of on-site oak woodlands and development of job-generating commercial and industrial uses were intended to be the primary focus of future development on-site for La Canada Ranch."

This project does not follow the South County Area Plan. The preservation of the oaks trees and open spaces uses was to be the first priority in types of uses. If we were to follow the south county plan, Alternative 3 is the most beneficial alternative and reduces the overall class 1 impact for oak woodlands, which was the conservation priority per the County. Additionally, it would focus on rectifying the jobs/housing unbalance within Nipomo, vs increasing this imbalance with the current project.

Despite Planning Commissioner Don Campbell saying neighboring houses on acreage should “get over” having high density housing immediately adjacent to their properties during the July 14th public meeting, there are real concerns from neighbors on these lots when the zoning for the neighboring property is proposed to be changed from Rural Residential (RR) to Single Family (SFR) or Multi Family Residential (MFR) zoning.

Neighbors adjacent to this project have roosters, chickens, horses and cattle, despite Don’s comments that this area “is not AG”, these residences are allowed these animals in certain densities on their land. Unfortunately, new families moving into these SFR and MFR lots may not be so understanding of these animals. In many cases, the only space between these lots is a 15 ft setback with an equestrian trail. Although this equestrian trail is an amenity of the project, the buffer will not be enough to prevent the future conflicts that will occur between these lots with drastically different zoning on the other side. We need to see a redesign of the development plan to include less housing along the perimeter of the neighborhoods in order to mitigate this zoning discrepancy.

This model of viable commercial sites within the mixed use space has not worked locally. Trilogy is one example. Fifteen years later Shea is still trying to find a workable solution for the land that was proposed to be a hotel, and other amenities/businesses (and we are speaking about an experienced developer). Dignity Health and an investment firm office are the only takers so far. The Dana Reserve project developer described the mixed use buildings to be exactly what Trilogy promised to its home buyers. How will that look if the developer sells these amenities only to have them fall through? Especially since this project already has a housing/jobs imbalance. Additionally, the flex commercial area is small in comparison to the rest of the development. Nipomo has been classified within the EIR as a “housing rich area” and the “South County Area Plan” identified an industrial park and retail uses as the secondary priority, however, this land use is woefully small compared to the housing proposed. Alternative 3 better aligns with this plan, but alternatives not included within the EIR include smaller areas of development would be better suited for this parcel.

Water:

The EIR itself states that although water allocations from the NCSD should exceed buildout of the project, “the specific timing of buildout of the DRSP is not currently known and the reliability of future water supply is uncertain due to the potential for prolonged periods of drought and increasing water demands due to population growth.”

In the project’s own EIR, they are concerned that the drought will exceed the stage V drought analysis, so much so that in order for the developer to develop each stage, water allocations will have to be deemed sufficient or development will be paused.

However, despite all the work to bring water into the new development, a solid water recycling line plan to supplement water resources was not developed for this project. If we build a new development in a water parched area, we should include all water saving measures at our disposal, not just leave it to chance that the developer will do it when the time comes. A water recycling plan for the community and recycled water line should be included in the project as was included for trilogy and Cypress Ridge.

Public Facilities:

The EIR states that Nipomo High School is already at capacity and buildout of the Specific Plan Area would further contribute to this exceedance, which would impact the experience for all existing Nipomo residents.

Additionally, this development is within the Lange Elementary boundary, which doesn’t have the capacity for all students expected to attend, so the EIR states its likely all of these students will need to go to Nipomo Elementary. This school is on the other side of the freeway, and it’s likely that this will cause additional backup on either North Frontage and Tefft or Thompson as most kids will be picked up and dropped off. The EIR consultant stated during the July 14th call that Lucia Mar Unified School District (LMUSD) had concerns about this plan, but that fees mitigated this concern under CEQA. However, additional alternatives to this development plan, which would reduce the overall amount of homes on-site would help to alleviate LMUSD’s and existing residents’ concerns.

Although the development of a park in the middle of the development seems like an amenity, County Parks comments in the EIR state that “the proposed park site is too small and encumbered with drainage features that should not count

↑ KM-6 (cont'd)

↑ KM-7

↑ KM-8

↑ KM-9

↑ KM-10

↓ KM-11

toward acres used for park land” with regards to the CEQA analysis.

Additionally, the developer requested that a Quimby Fee credit for conveyance of the park land to the County be waived. However, County Parks stated that “a waiver of Quimby Fees would mean the long-term maintenance of the park would not be adequately accommodated.”

How can we let a developer propose a park, then not help pay for the long term maintenance? If Quimby fees are not paid, does the developer expect that long-term maintenance of the park will be paid out of HOA fees as discussed in the Dana Reserve Specific Plan? How does this affect the costs incurred by the affordable housing residents on-site?
Affordable Housing:

With regard to affordable housing, there are many amenities within the development that are proposed that would be beneficial. However, these amenities come with a cost. As stated in the Dana Reserve Specific Plan, HOA’s would be used for long term maintenance of facilities.

As we know, HOA fees typically go up over a period of time. Add in the requirements for long term maintenance of pocket parks, central park, and equestrian trail as well as all electric homes to mitigate GHG and air emissions, there may be many hidden costs for those residents we are hoping to provide this housing to, so much so, can we say that the operating costs of these houses will be affordable?

Additionally, it’s stated that the starting cost range for these homes will be \$600k. In the July 14th Kristina Simpson-Spearman had concerns over who this development would house with that starting price.

Transportation:

All of the amenities for Nipomo are accessed by using Tefft st. This project’s access to Willow Road and the extension of North Frontage will do little to ease the traffic flowing to Tefft street as the additional 4,500 plus new people to Nipomo need these same services. The Nipomo Swap Meet on North Frontage road causes huge backups on Mary street and Tefft as people enter and exit on Sundays, so much so that additional enforcements on that day are needed just to keep all traffic flowing on Tefft street. There are no additional improvements planned for North Frontage which doesn’t currently have a bike lane and has limited walkability due to poles and hydrants located within the sidewalk. Amenities along this road should be improved to accommodate lowered vehicle miles travelled (VMT) and increase walkability and bike ability as part of adherence to the South County Area Plan.

The increased traffic from this development will cause safety hazards at the Project’s entry and exit to Pomeroy, which currently has no designed stoplight. Hazards will also occur at Camino Caballo’s entry and exit to Pomeroy, which has limited visibility and is difficult to access due to speeding cars. Same issue at Pomeroy and Sandydale. A fatality in 2019 on the blind curve highlights the safety concerns with additional traffic for residents trying to turn left onto their street without a dedicated left turn lane. Improvements at these intersections should be incorporated into the plan.

As stated in the EIR, the majority of people in Nipomo commute north or south on Highway 101 to work. This large development is only going to exacerbate the backup on 101 as it is inevitable that the head of household jobs needed to afford the 600k starting price for these new homes will not be made up with the likely low paying service jobs created by this project. Unfortunately for Nipomo, Cal Trans deemed this area too rural for improvements on this section of highway.

In Summary, do not let a developer get away with an overly ambitious project that has 6 significant class 1 impacts, the social and economical benefits do not outweigh the negatives.

Best regards,

Ken Marschall
Resident of Nipomo

↑
KM-11
(cont'd)

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KM-12

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KM-13

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KM-14

↓
KM-15

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KM-16

9.5.97.1 Response to Letter from Ken Marshcall

Comment No.	Response
KM-1	This comment provides background on this commenter and expresses concern related to social and economic benefits. The comment requests reconsidering this project and to develop alternatives that reduce impacts on the environment. Refer to CE-3, which addresses comments related to social and economic impacts and AG-3 and AG-4, which addresses comments related to the alternatives analysis.
KM-2	This comment expresses concerns related to biological resources. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
KM-3	This comment raises concern regarding adequacy of the mitigation for Burton Mesa chaparral habitat. Refer to MR-3 and KK-19, which addresses comments related to Burton Mesa chaparral.
KM-4	This comment expresses concerns related to the loss of oak woodlands at the project site, which is inconsistent with the County' Oak Woodland Ordinance. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and ES-3, which addresses comments related to applicable planning policies.
KM-5	This comment asserts that project alternatives should reduce impacts to biological resources at the project site. Refer to AG-3 and AG-4, which addresses comments related to project alternatives.
KM-6	This comment asserts that the proposed project is inconsistent with the South County Area Plan and identifies that Alternative 3 is the most beneficial project alternative. Refer to ES-3, which addresses comments related to applicable planning policies. Additionally, refer to AG-3 and AG-4, which addresses comments related to the alternatives analysis.
KM-7	This comment expresses concern related to the change in the rural character of the project area. Refer to PH-1, which addresses comments related to consistency with the rural character of the project area and visual consistency.
KM-8	This comment asserts that the proposed project is inconsistent with the South County Area Plan and identifies that Alternative 3 is the most beneficial project alternative. Refer to ES-3, which addresses comments related to applicable planning policies. Additionally, refer to AG-3 and AG-4, which addresses comments related to the alternatives analysis.
KM-9	This comment raises concern regarding the availability of water supply for the proposed project and asserts that a recycled water line should be included in the project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions and KK-16, which responds to comments related to installation of a recycled water line.
KM-10	This comment raises concern regarding the capacity of the LMUSD. Refer to BR-6, which responds to comments regarding public schools.
KM-11	This comment raises concern regarding recreational facilities and the request to waive associated fees. Refer to KK-10, which addresses this comment.
KM-12	This comment raises concern regarding affordable housing. Refer to KK-11, which addresses comments related to affordable housing.
KM-13	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
KM-14	This comment expresses concern related to an increase in vehicles along local roadways and associated roadway hazards. Refer JK-6, JK-7, and DMW-1, which addresses these comments.
KM-15	This comment expresses concern related to an increase in traffic congestion along US 101. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
KM-16	This comment expresses concerns related to the project's Class I impacts in addition to social and economic impacts. Refer to DT-2, which addresses comments related to the project's significant impacts and CE-3, which addresses comments related to social and economic impacts.

9.5.98 Cheryl McGuirk

🗑️ Delete 📁 Archive 🛡️ Report ↩️ Reply ↶ Reply all ➦ Forward 📧 📎 🚩

[EXT]Oppose Dana Reserve

CM Cheryl McGuirk <camcguirk@icloud.com> Sun 7/31/2022 11:21 AM
To: Jennifer Guetschow

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

We are writing to let you know that we oppose the Dana preserve.
Nipomo does not have the infrastructure to support such a big development before more services are in place : police/Sherriff, fire dept and schools, grocery stores, gas stations need to be in place **before a development** of that size is allowed to be started. This is not acceptable the way that they're cutting down 4,000 Oak trees.

We want to keep Nipomo the nice community that it is. We are already lacking much needed resources. Increasing our population by 26% without the needed resources and services is bad planning!!

And what about the water?!! I find it very hypocritical to tell redidents to conserve and that we are in a severe drought and yet you are planning to move forward with a development of this magnitude.
No way! We oppose it.
We are residents of Nipomo.
Thank you very much for your consideration and please oppose the Dana Reserve.
Thank you,

Cheryl McGuirk
Camcguirk@icloud.com

Sent from my iPhone

↩️ Reply ➦ Forward

CMG-1
CMG-2
CMG-3

9.5.98.1 Response to Letter from Cheryl McGuirk

Comment No.	Response
CMG-1	This comment raises concern regarding an increase in demand on public services and impacts to oak trees. Refer to KE-3, which responds to comments related to public services and MR-3, BR-1, and JK-4, which addresses comments related to habitat loss and wildlife.
CMG-2	This comment raises concern regarding the population growth associated with the proposed project. Refer to BR-2, which addresses comments related to population growth.
CMG-3	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.

9.5.99 Dan and Alyssa Peterson

Dan and Alyssa Peterson
781 Ridge Road
Nipomo, CA 93444

July 31, 2022

Department of Planning and Building
ATTN: Dana Reserve/Jennifer Guetschow
976 Osos Street, Room 300
San Luis Obispo, CA 93408
jguetschow@co.slo.ca.us

RE: Dana Reserve Project

Dear Ms. Guetschow,

"The impacts from the Dana Reserve Project will **certainly not** overcome the social and economic benefits of the project." We have not written this phrase exactly as it was stated in the letter we received, but the statement we were told to include seemed to include a typo that caused it to state the opposite of what was intended. The negative impacts of this project far outweigh any suggested benefit. The project seems only to benefit the developer in the form of income, the county in the form of new property tax revenue and to some extent the potential new residents that don't know Nipomo as it is now. Overall, the approval of this project seems rooted in greed rather than the best interest of Nipomo residents. There is no benefit to any of the current residents of Nipomo.

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├ DAP-1
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We have been residents in the county for nearly 20 years, and have been residents of Nipomo for nearly 10 years. We chose Nipomo because of the rural, small-town feel, the open land that still existed with its beautiful oak trees and native landscape, and its lack of traffic and congestion. We moved into our house on Ridge Road in 2017 due to its location away from any large congested neighborhoods and its vicinity to the open areas around it. We also consciously chose to purchase a house that already existed instead of open land to build on so as not to add to the population of Nipomo solely because we do not want to change the way it is. The idea of a 4500+ resident housing development being built at the end of our road (touching Hetrick) is deeply distressing as it will be changing Nipomo and our immediate neighborhood into exactly what we were trying to escape when we moved here.

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├ DAP-2
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Increasing the population of Nipomo by 4500+ people will have an enormous and negative effect on the town's roads and resources. According to the census, the population increased by 1468 people in the ten years between 2010 and 2020 (an 8.8% increase). If the Dana Preserve Project is approved, the population will be increasing by 24.75% from the Dana Project alone, not to mention the other already approved homes being built in Trilogy and other individual plots of land. This is a huge increase in population that will greatly affect the current residents of our town. Turning onto Willow or Pomeroy from our neighborhood and navigating Tefft to

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├ DAP-3
└
▼ DAP-4

get to the grocery and hardware store and gas stations is already difficult as the roads are not even suitable for the population that already exists in Nipomo. In addition to the traffic and congestion our roads will experience, the water levels in the town will continue to drop. The Key Wells Index has been in the "severe" category for the last eight years and has dropped steadily for the past three years in a row. Adding 4500+ residents will certainly cause that to continue dropping and is hard to see this as anything but irresponsible when we're already stuck in a severe water level situation.

DAP-4
(cont'd)

DAP-5

In addition to the atmosphere and resources of the town and our immediate neighborhood, we are greatly concerned about the impact it will have on our daughter's education. With 4500+ residents moving within the same school system, the schools our now-2-year-old daughter will attend will be much more impacted, leading to less individualized attention to each student and a degree of disorganization and lack of infrastructure while trying to adjust to the extra students. The ratings for the Nipomo public schools are already on the lower end of the scale, and adding the stress of more students will only make progress in the right direction more difficult.

DAP-6

We ask that you please consider all of these points and the many more that the other residents of Nipomo will share. If this project is approved, the rural small town feel and open land with all of the beautiful oak trees and native plants will be turned into asphalt and concrete and houses filled with people that will make our roads more even more difficult to travel, our shops more difficult to access and our already critically low water level even lower. That is not the Nipomo that the current residents moved to and not the place we want to continue to live and raise our families.

DAP-7

Thank you very much for your attention.

Sincerely,

Dan Peterson and Alyssa Peterson

cc: Lynn Compton, County Board of Supervisors
district4@co.slo.ca.us

9.5.99.1 Response to Letter from Dan and Alyssa Peterson

Comment No.	Response
DAP-1	This comment expresses concerns related to social and economic impacts and availability of water supply. Refer to CE-3, which addresses comments related to social and economic impacts.
DAP-2	This comment expresses concerns related to the density of proposed housing and consistency with the existing rural character of the project area. Refer to MMe-1, which addresses this comment.
DAP-3	This comment raises concern regarding the population growth associated with the proposed project. Refer to BR-2, which addresses comments related to population growth.
DAP-4	This comment expresses concern related to an increase in vehicles along local roadways and associated roadway hazards. Refer JK-6, JK-7, and DMW-1, which addresses these comments.
DAP-5	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
DAP-6	This comment raises concern regarding the capacity of the LMUSD. Refer to BR-6, which responds to comments regarding public schools.
DAP-7	This comment asserts that the proposed project would be inconsistent with the rural nature of the existing community. Refer to PH-1, which addresses this comment.

9.5.100 Julie Pinozzotto

Jennifer Guetschow

From: Julie Pinizzotto <pinizzottoj@yahoo.com>
Sent: Sunday, July 31, 2022 9:28 PM
To: Jennifer Guetschow
Subject: [EXT]Public Comment Opposing the Dana Reserve Development Project

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Jennifer Guetschow ,

I came to live in Nipomo from Tustin, CA and left the area because I had to watch the Irvine Company systematically destroy the beauty of Orange County with overdevelopment. They spared nothing! No tree, no plant, no animal. I watched as they mowed down mature avocado trees for homes. Avocado trees which could have been incorporated in the landscape. I moved to San Luis Obispo County because of the slow growth and the consideration for maintaining the integrity of the county. I am currently working in the Finance Department of the City of San Luis Obispo, and love our county. Our County has charm like no other in California. We think differently here. Everything has always been done with thoughtfulness and excellence.

JP-1

As a resident of Nipomo for 15 years, I would like this opportunity to express my opposition to the Development of the Dana Reserve. "Up to 1289" residential units is TOO MANY for the 1/2 mile space. This large of development will overwhelm the resources available to Nipomo, and also destroy habitat to hundreds of animals which make Nipomo, Nipomo! Hundreds of beautiful oak trees being destroyed along with endangered plants and animals.

JP-2

JP-3

Since the Trilogy project went in, traffic on Teft is horrible. Nipomo residences want to keep Nipomo rural! Please take seriously the voices of the residences of Nipomo, and stop this project or at the very least reduce the number of units to be built on this space, and consider working into the plan the oak trees so the wildlife will not be displaced or destroyed.

JP-4

There can be a solution which the developers and Nipomo residence can agree upon which will keep Nipomo's old town charm and respect the residence and all life in this area.

JP-5

My hope for this San Luis County is integrity in all it's dealings, slow and smart growth which is considerate and represents our wonderful county well. Let us work together to keep this county beautiful in every way.

JP-6

Thank you for your hard work.

Sincerely,
Julie Pinizzotto
750 Amber Way
Nipomo, CA 93444

9.5.100.1 Response to Letter from Julie Pinozzotto

Comment No.	Response
JP-1	This comment identifies this commenter's background in regard to the community. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
JP-2	This comment expresses this commenter's opposition to the proposed project based on the density of proposed development and strain on existing community resources. Refer to BR-2, which addresses comments related to population and housing growth and DR-3, which addresses comments related to community resources.
JP-3	This comment expresses this commenter's opposition to the proposed project based on loss of oak trees, and native habitat. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and BR-1, which addresses comments related to habitat loss and wildlife.
JP-4	This comment raises concern regarding traffic congestion along Tefft Street and asserts that an alternative design should be considered which reduces impacts to biological resources. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements. In addition, refer to AG-3 and AG-4, which addresses comments related to project alternatives.
JP-5	This comment states that there can be a solution which maintains the rural nature of the area and respects members of the community. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration. In addition, refer to AG-3 and AG-4, which addresses comments related to project alternatives.
JP-6	This comment expresses this commenter's hope for slow and smart growth of the county. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.101 Natalie Rozier

Jennifer Guetschow

From: Natalie Rozier <natalierozier@gmail.com>
Sent: Sunday, July 31, 2022 6:50 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve EIR comments

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Ms. Guetschow,

I am writing to you regarding the proposed Dana Reserve development in Nipomo, CA and the recent Draft Environmental Impact Report (DEIR). It is clear from reading the DEIR that the negative impacts resulting from the Dana Reserve Project will NOT overcome the economic benefits of the project. The Dana Reserve proposal is a cash grab by developers who have prioritized profits by proposing an overly large housing development with disregard to the negative impact a project of this size will have on traffic, the environment, schools, and daily life in South County.

NR-1

As a mother raising my family in Nipomo, I am acutely aware that the social services in Nipomo are spread woefully thin (health care, schools, parks, police, etc.). To introduce an additional 5000+ residents in a relatively small area, would be devastating for Nipomo. Nipomo High School is already overcrowded at 146% of capacity. Additionally, Lange Elementary, Dana, and Nipomo Elementary are all overcrowded. Nipomo has ONE park to service all its residents. The proposed Dana Reserve Project doesn't do anything to address the lack of infrastructure in Nipomo and doesn't add anything to the community while placing an unreasonable burden on the community by providing more residents than there are services available for. The proposed park site in the middle of the development has been noted by the County Parks as being "to small and encumbered with drainage features that should not count towards acres used of park land" in their comments on the DEIR. Additionally, the developer has requested to waive Quimby fees, which means all maintenance funds will need to be drawn from an HOA, further impacting the affordability of the development. The fact that the developer has requested to waive Quimby fees when they stand to make well over one billion dollars is just further evidence of the greed of the developers and the fact that they are not interested in acting in the best interests of the community.

NR-2

NR-3

It is also questionable how "affordable" these homes might be. It is currently stated that the homes will start in the \$600k range, but we all know that with inflation and rising construction costs that a few homes might sell for \$699k, but most of them will sell for significantly more by the time they are built. The developers #1 interest is in their investors and in maximizing profits. They aren't in this because they are altruistic citizens of the community wanting to help families buy affordable homes. The reality is that in order to be "affordable," many of these houses will house multiple families, further adding to the overcrowding and traffic in all of Nipomo. Additionally, the developer is clearly not interested in the long term affordability of the neighborhood as evidenced by his request to waive Quimby fees and pass those expenses onto members of the community. Like taxes and death it is a fact that HOA fees increase over time and increasing fees further threaten the "affordable" benefits of this project.

NR-4

NR-5

In a time of unprecedented drought, it is unconscionable to allow a developer to build 1300 homes without a solid water recycling line plan to supplement water resources. It is our obligation to include all water saving measures at our disposal when building in a drought stricken area, not just leave it to chance that the developer will do it when the situation is past desperate. A water recycling plan for the community and recycled water line should be included in the project.

NR-6

Additionally, there are SIX class I impacts to biological resources identified in the draft EIR. All of them are concerning, but it is especially galling that the developer is trying to greenwash this project by saying he is preserving a few oaks in the middle of the project and buying a hilltop parcel (dana ridge) with oak trees. The Dana Ridge is not an appropriate mitigation site for loss of oaks and Oak Woodlands. Furthermore, allowing Burton Mesa chaparral mitigation outside SLO county, or even off the Nipomo Mesa, is inadequate considering these habitats are not adjacent to the project site.

NR-7

By allowing the developer to get away with clearcutting 3,948 oaks we are setting the precedent for future developers to clear large swaths of trees in prime habitat for oaks and other sensitive species, in favor of undesirable locations on the fringes of where oaks can survive, leading to a total net loss of oak trees in the county. This undermines the existing Oak Tree Ordinance for all future developments to come into the county and causes the loss of this sensitive and very important asset within our community.

NR-8

As it stands, the current proposal is overly dense with homes and is not in accordance with the South County Area Plan. It was clear in the EIR that the development priorities for this project site were:

1. Open space uses
2. Industrial park retail uses
3. Commercial retail use and residential areas

NR-9

The prioritization of these land uses clearly show that the preservation of on-site oak woodlands and development of commercial and industrial uses were intended to be the primary focus of future development for this site. Additionally, the proposed model wants to incorporate commercial sites within mixed use space has proven not to work in this area. I'm not the only person who remembers that the Trilogy developers promised a market, a hotel, a sheriff station, and other amenities that never came to fruition. Why would this be any different? The long term plan for this site was not to cram in as many homes as possible. Furthermore, the project creates a zoning conflict and sets up the potential for a ton of neighborly disputes by changing the zoning from Rural Residential to Single Family (SF) or Multi Family Residential zoning (MFR). Many, if not most, of the properties surrounding this site have chickens, horses, cows, peacocks, donkeys, goats, etc. To have all of these homes with different zoning packed into such a tight space is a recipe for neighborly disputes and disagreements.

NR-10

The reality is that the negative impacts from this project could make Nipomo unlivable and could be a blight on our entire county. If each household has two vehicles, that is a minimum of an extra 2600 cars flowing with only 2 freeway exits available, Willow and Tefft. Traffic in this area already gets backed up at commuting times and during school drop offs and adding an additional 2600 cars would result in a gridlock of traffic on surface streets, as well as the 101. I live off Willow, neighboring the proposed site, and can testify that the traffic studies were done during the first weeks of Covid shut down when there were almost no cars on the road. Currently, when I turn right onto Willow from Hetrick it takes me up to 5 minutes because the flow of traffic is so heavy and steady. I don't even need to get into the congestion on Tefft because we all know what a nightmare it is on Sunday's when the swap meet is in session. Imagine that gridlock, but 7 days a week! A few times each day!

NR-11

While we all agree that the county needs to add additional housing, especially affordable housing, allowing a mega development with 1300 homes shoved into one spot by the freeway in Nipomo is not the responsible, environmentally friendly choice and certainly not what is best for this town and SLO county. I hope you will listen to the citizens who live in this area and love their community and want what is best for everyone. I have yet to meet a neighbor or Nipomo resident who is happy about the Dana Reserve Project as it currently stands, or who thinks it will bring any benefit at all to the community. The reality is that we should be honoring the South County Area Plan and trying to preserve as much of the oaks and woodland as possible, add desperately needed commercial amenities to Nipomo, and add a modest number of sustainable and affordable homes to increase housing stock in the county.

NR-12

Thank you for your time,

Natalie Rozier

Nipomo Resident

9.5.101.1 Response to Letter from Natalie Rozier

Comment No.	Response
NR-1	This comment states this commenter's opposition to the proposed project based on impacts related to traffic, the environment, schools, and daily life. Impacts to the environment are evaluated in accordance with CEQA Guidelines in Chapter 4, <i>Environmental Impact Analysis</i> , of the EIR. As such, no changes to the environmental document are necessary. In addition, refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; BR-6, which responds to comments regarding public schools; and CE-3, which addresses comments related to social and economic impacts.
NR-2	This comment raises concern regarding an increase in demand on public services and recreational facilities in the community. Refer to MR-2 and KE-3, which responds to comments related to public services and KK-10, which addresses comments related to recreational facilities.
NR-3	This comment raises concern regarding the request to waive fees for recreational facilities. Refer to KK-10, which addresses comments related to recreational facilities.
NR-4	This comment raises concern regarding affordable housing. Refer to KK-11, which addresses this comment.
NR-5	This comment raises concern regarding affordable housing. Refer to KK-11, which addresses this comment.
NR-6	This comment raises concern regarding the availability of water supply for the proposed project during drought conditions. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
NR-7	This comment raises concern regarding the success of mitigation included in the EIR for Pismo Clarkia and asserts that allowing mitigation for Burton Mesa chaparral outside of San Luis Obispo County would be inadequate. Refer to MR-3 and KK-19, which addresses comments related to Pismo clarkia and Burton Mesa chaparral. This comment also raises concern regarding the loss of oak trees at the project site and the adequacy of proposed mitigation for the loss of oak trees. Refer to MR-3 and JK-4 which responds to comments related to the loss of oak trees and associated mitigation.
NR-8	This comment raises concern regarding the loss of oak trees at the project site, the adequacy of proposed mitigation for the loss of oak trees, and the project's inconsistency with the Oak Woodland Ordinance. Refer to JK-4 which responds to comments related to the loss of oak trees and associated mitigation and ES-3, which addresses comments related to applicable planning policies.
NR-9	This comment raises concern regarding the project's inconsistency with applicable planning documents and inconsistency with surrounding rural residential land uses. Refer to ES-3, which addresses comments related to applicable planning policies; AG-3 and AG-4, which addresses comments related to project alternatives, including development according the La Cañada Ranch; and PH-1, which addresses comments related to consistency with surround rural residential development.
NR-10	This comment raises concern regarding the project's inconsistency with surrounding rural residential land uses. Refer to PH-1, which addresses comments related to consistency with surrounding rural residential development and JEI-6, which addresses comments related to SFR and MFR development near livestock.
NR-11	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
NR-12	This comment recognizes the needs for affordable housing in the county; however, it asserts that the density and location of the proposed project is not ideal. Additionally, this comment asserts that development at this site should be consistent with the South County Area Plan and rural nature of the area. Refer to BR-2, which addresses comments related to population and housing growth; ES-3, which addresses comments related to applicable planning policies; and PH-1, PH-1, which addresses comments related to consistency with surrounding rural residential development.

9.5.102 Maria Sanchez

Jennifer Guetschow

From: Maria Sanchez <m_sanchez_805_ca@outlook.com>
Sent: Sunday, July 31, 2022 10:03 PM
To: Jennifer Guetschow
Subject: [EXT]DR - Water study

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Do I understand correctly that the same contractors who performed a study for the Dana Reserve developer referenced in Appendix I of the EIR also performed an "independent" study for NCSD? This seems inappropriate.

MS-1

Will Proposition 218 be used for existing NCSD customers to approve the \$19mil costs estimated for the thousand homes?

MS-2

Did the Appendix I expected water usage estimates reflect current rates of water usage by NCSD customers?

MS-3

Is there a long-term contract in place with the City of Santa Maria past 2026 that will provide a long-term water to NCSD?

MS-4

I am not convinced the current Dana Reserve project has thoroughly worked through these issues, at least not at the scale proposed. I oppose this project based on the EIR.

MS-5

9.5.102.1 Response to Letter from Maria Sanchez

Comment No.	Response
MS-1	This comment raises concern regarding the potential conflict of interest having MKN and Associates (MKN) author both the subject EIR and the NCSD planning report. Refer to GRe-11, which addresses this comment.
MS-2	This comment requests clarity regarding the use of Proposition 218 to approve NCSD water and wastewater costs. Refer to JK-3, which addresses this comment.
MS-3	This comment requests clarity regarding water usage rates used in the WSA prepared for the proposed project. As stated in the WSA, 2020 NCSD customer water usage rates were used in the analysis of the WSA, which reflects the most recent data available at the time of preparation of the WSA and EIR. Therefore, no changes in the environmental document are necessary.
MS-4	This comment questions whether a long-term contract in place with the City of Santa Maria past 2026 will provide long-term water to NCSD. Refer to MR-1, which responds to comments related to water supply.
MS-5	This comment identifies this commenter's opposition to the proposed project based on water supply issues. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply for the proposed project in addition to the existing NCSD service area.

9.5.103 Debra Sauerbier

SLO Planning Commission
c/o Jennifer Guetschow; jguetschow@co.slo.ca.us

Debra Sauerbier
670 Piel Sol St.
Ag.
mailed 8.1.22
rwd 8.3.22

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DEIR), the Unmitigatable Significant Class 1 issue which concerns me most is (circle item/highlight or write in your greatest concern):

- Dak Trees support many animal + bird species!
- Housing (imbalanced housing vs job creation, which also increases traffic)
- Transportation (increase traffic, impacts on many roads throughout Nipomo)
- Air Quality
- Greenhouse Gas Emission
- Land Planning (multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project)
- Biological impacts (3,948 oak trees to be removed, federally endangered species to be removed, special habitats to be removed)

Write in other issues of concern (i.e. Water, public services) not determined to be a class 1 issue in the EIR

We have no water! Every element of construction from excavation to landscape planting requires water before any residents even move into the homes!

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: 7-31-22 SIGNED: Debra Sauerbier
email: Surbblue@Charter.net

*copy this letter into your word processing program
Highlight or circle your concern from list.
Date/Sign/add email.
Copy and paste into your email program.
send to jguetschow@co.slo.ca.us
OR
mail to: Department of Planning and Building
ATTN: Dana Reserve/Jennifer Guetschow
976 Osos Street, Room 300
San Luis Obispo, CA 93408

MUST BE RECEIVED BY AUGUST 1

DS-1

DS-2

DS-3

DS-4

9.5.103.1 Response to Letter from Debra Sauerbier

Comment No.	Response
DS-1	This comment raises concern regarding the project's Class I impacts and the loss of oak trees and wildlife habitat at the project site. Refer to DT-2, which responds to comments related to the project's Class I impacts; BR-1, which addresses comments related to habitat loss and wildlife; and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
DS-2	This comment raises concerns related to the density of proposed housing and the project's impacts on the jobs-to-housing balance, transportation, air quality, greenhouse gas emissions, consistency with applicable planning documents, and biological resources. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; ES-3, which addresses comments related to applicable planning policies; BR-1, which addresses comments related to habitat loss and wildlife; and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
DS-3	This comment raises concerns related to the availability of water during construction and operation of the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
DS-4	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.104 Brian Sawyer

Jennifer Guetschow

From: Brian Sawyer <sawyer.brian@gmail.com>
Sent: Sunday, July 31, 2022 7:12 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve Comments - Sawyer

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

SLO Planning Commission

ATTN: Dana Reserve / Jennifer Guetschow; jguetschow@co.slo.ca.us

976 Osos Street, Room 300

San Luis Obispo, CA 93408

Ms. Guetschow,

I am writing you as a longtime Nipomo resident where I am also raising my young family. I have many concerns over the proposed Dana Reserve Project. I recognize the immediate need to housing in the SLO area but placing one massive project like this in Nipomo will drain the areas limited resources without providing any of the benefits stated by the project. Cramming 1300 homes into an already highly taxed small town seems like very poor planning and should not even have made it to this stage. Nipomo already suffers from heavy traffic, poor air quality, crowded schools, and limited park and recreational areas.

BSa-1

Traffic on Tefft is already notoriously heavy and will shortly be getting much worse with the addition of the large new strip mall on the S Frontage Rd containing many big box store. Willow traffic is also very heavy as it services BOTH the Blacklake and Monarch Dunes developments as well as all of the agricultural traffic headed to Guadalupe. As a resident living with my property directly touching 900 feet of Willow right off 101 I can tell you that there are many times during morning or evening rush hours that it is not possible to turn onto Willow due to this traffic. An additional 1300 homes with multiple cars per unit will choke Willow back onto highway 101 which is already beginning to clog during evening rush hours. This will make South County essentially gridlocked during evening rush hours. The plan ignores many of these issues by insisting that the installation of a traffic light at the 101/Willow intersection will solve all these problems but that is not the case. More modern traffic studies are needed for this development since the most recent ones used appear to be several years old.

BSa-2

Air Quality on the Nipomo Mesa has always been a top concern and the Air Pollution Control District is constantly issuing alerts due to dust and silica blown over the Mesa from the Dunes. Vegetation and especially trees are one of the few things that mitigates this dust on the Mesa the removal of almost 4000 mature oak trees is unacceptable as well as incompatible with San Luis Obispo's south county area plan. Allowing the removal of mature trees to be replaced by

BSa-3

non-developable areas that are very distant from the community sets a terrible precedent that will allow future developers to essentially clear huge amounts of mature trees and cause extensive vegetative loss in the local community. The current development plan is nothing short of a maximum housing cash grab with no environmental stewardship whatsoever.

BSa-3
↑
(cont'd)
|
BSa-4

Nipomo area schools are currently barely able to cope with the current population much less the addition of 1300 families. Nipomo High School is at 140%+ capacity with other schools in the area being very close to full capacity. There is no discussion in the EIR of the developer's plan to fund or provide for the requisite additional schooling facilities which would typically be included in a project of this scope.

|
BSa-5

Finally this is NOT, as stated in the project plan, a development with "multiple open green spaces" and public parks. There is ONE park in the middle of the development that even the County Parks called "too small and encumbered with drainage features that should not count toward acres used for park land". The other green spaces are simply access areas and curbsides. Compared to the pocket parks in Monarch Dunes or Blacklake, both much more responsible developments with their own hosts of issues this one is abysmal. Further the developer request to waive the Quimby fees by donating this land as a park is a joke. This park, that the County says shouldn't even be considered a park was required for project drainage. The developer should still be required to pay Quimby fees in any case to pay for his own "park" as well as the much heavier use of the actual local parks in Nipomo.

|
BSa-6

There are many more issues that I'm certain you are being inundated with so I will stop there. But overall I think it is shameful that San Luis Obispo County would even humor this current plan and EIR which is rife with Class I impacts. This would be the largest development this area has ever seen at a time when traffic, air pollution, school crowding, and public services in Nipomo are at their worst levels ever. Affordable housing is certainly needed in SLO county but it is needed evenly around the entire county, not packed into one high-density area so that one developer can make a billion dollars on the backs of the Nipomo citizenry. The massive negative impacts to Nipomo will not overcome any social or economic benefit seen by such an irresponsible plan.

|
BSa-7
|
BSa-8

Brian & Natalie Sawyer

622 Cherokee Pl

Nipomo, CA 93444

9.5.104.1 Response to Letter from Brian Sawyer

Comment No.	Response
BSa-1	This comment raises concern regarding limited resources, traffic, air quality, capacity of public schools, and limited parks and recreational facilities. Refer to DR-3, which responds to comments related to community services; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; BR-6, which responds to comments regarding capacity of public schools; and KK-10, which addresses comments related to recreational facilities.
BSa-2	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
BSa-3	This comment identifies air quality issues within the community and raises concern regarding an increase in air emissions and dust as a result of tree removal. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions. In addition, refer to DMW-3, which addresses comments related to dust.
BSa-4	This comment asserts that the proposed development is focused on economic profit and dismissed environmental stewardship. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
BSa-5	This comment raises concern regarding the capacity of the LMUSD. Refer to BR-6, which responds to comments regarding public schools.
BSa-6	This comment raises concern regarding parks and recreational facilities and the request to waive associated fees. Refer to KK-10, which addresses comments related to recreational facilities.
BSa-7	This comment raises concern regarding the density of the proposed project and associated impacts on traffic, air pollution, schools, and public services. Refer to BR-2, which addresses comments related to population and housing growth; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; BR-6, which responds to comments regarding public schools; and MR-2 and KE-3, which responds to comments related to public services.
BSa-8	This comment asserts the need for affordable housing in the county but raises concern regarding the density and location of the proposed project and the project's social and economic impacts. Refer to BR-2, which addresses comments related to population and housing growth; SSh(1)-5, which responds to comments regarding an alternative location for this project; and KK-11, which addresses comments related to affordable housing.

9.5.105 Chris Smith

🗑️ Delete 📁 Archive 🛡️ Report ↩️ Reply ↶ Reply all ➜ Forward 📧 📎 🚩

[EXT]Dana Reserve crime

CS **Chris Smith** <nipomobro@outlook.com> Sun 7/31/2022 10:34 PM
To: Jennifer Guetschow

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hi,

I am concerned about the addition of cheap housing and the crime that will come with it. Unless Nipomo plans on incorporating and adding a city police force, that addition of 4500 people without more cops is a bad idea.

As written, the Dana development needs to be rejected.

Chris

↩️ Reply ➜ Forward

CSm-1

9.5.105.1 Response to Letter from Chris Smith

Comment No.	Response
CSm-1	This comment raises concern over an increase in crime and lack of police protection facilities. Refer to MR-2 and KE-3, which responds to comments related to public services, including police protection facilities.

9.5.106 Tom Smith

Jennifer Guetschow

From: Tom Smith <tscp2000b@yahoo.com>
Sent: Sunday, July 31, 2022 1:24 AM
To: Jennifer Guetschow
Subject: [EXT]Proposed Dana Reserve

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Thanks in advance for listening to this feedback on the Dana Reserve. Our air quality in the Nipomo Mesa is already bad enough with local pollution from both the traffic and the dunes. Why make it worse with adding thousands of new homes and all the construction activities!?

TS-1

9.5.106.1 Response to Letter from Tom Smith

Comment No.	Response
TS-1	This comment raises concern regarding air quality. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions. In addition, refer to DMW-3, which addresses comments related to dust.

9.5.107 Dan Stocks

Jennifer Guetschow

From: danstocks <danstocks@charter.net>
Sent: Sunday, July 31, 2022 10:05 PM
To: Jennifer Guetschow
Cc: District 4
Subject: [EXT]Dana Reserve Concerns

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

In my opinion there are several issues with the proposed Dana Reserve. The present infrastructure in Nipomo cannot support such large growth. Already in the mornings and weekend afternoons Tefft Street is at a standstill from Mary to the 101 interchange. A few years ago, it was deemed the most congested intersection in the county. Some re-aligning and improvements have been done since then but it is still far from being noncongested. The North Frontage Road needs to be four lanes throughout to handle the present traffic plus the additional traffic this project will create. With the Frontage Road ending at Juniper all the traffic is going to have to turn on Juniper. Which is another road that cannot handle additional traffic. Some will turn again on Mary and some will continue down Juniper to Pomerory. To handle the additional traffic Juniper should be widened to four lanes, at least until Mary. Mary should be widened to four lanes with turn lanes between Juniper to Tefft. Even with the roads widened to four lanes, there still is going to be congestion because of all the intersections. The developer in his statements says he wants to ease traffic congestion by continuing the frontage road all the way to Willow. Continuing the frontage road to Willow will be nice for his development but the development will definitely compound an already congested Tefft as well as increase the traffic on the residential streets adjacent to his project. It seems a more viable option for the county, and one that would decrease the traffic on Tefft, would be to add a new freeway interchange halfway between Willow and Tefft. Also, with the expanded roadways there needs to be sidewalks and bike lanes added on all these roads. On the north side of the project is Cherokee Place. Presently it is a dead-end dirt road. This road is going to connect the North Frontage Road to Hetrick. It sounds like this road is going to be paved and is not meant to carry traffic. It will. It is going to one of the main roadways to enter/exit the project from the northwest. The plan for this road is to just pave it. It needs to be a full two lanes with sidewalks and a bike lane.

DaSt-1

DaSt-2

DaSt-3

DaSt-4

DaSt-5

The developer is touting how recreation fits into his development plan. There needs to be recreation access from the surrounding areas for the residents in the development as well as the residents living next to the development. Presently my wife and I walk down Cherokee Place because there is not any traffic on it. We want to be able to continue to safely walk on it. Without a sidewalk this will be dangerous. We want to be able to walk to all the new amenities this development will provide. All the above road improvements should be in place prior to the start of the project. It is not the existing resident's fault that a large development is proposed. Therefore, they should not be penalized for its implementation. Road infrastructure needs to be in place before the project begins.

DaSt-6

DaSt-7

DaSt-8

Looking at the plan there does not appear to be enough on street parking for the number of houses being built. The high-density housing is just orange blobs on the plan that do not show how the housing is going to be placed nor the parking. The cluster housing shows the houses and the cluster roads which seem to be like the PUDs in the Five Cities. There is not enough parking for these residents. With the average family having 2 cars per household, I would propose that every residence should have a minimum of one additional parking space on the street besides what they can fit in their garages. Even the houses on the smaller lots need more on street parking. If you go and drive through the neighborhood of the development across the street from Jocko's down Thompson towards the high school, you will see how that area was developed without enough parking. I have a friend that lives in that neighborhood that must park on Thompson sometimes because there is not enough on street parking. Let's not repeat that problem.

DaSt-9

Nipomo High School at capacity. Where are the high school students in this development going to go to school? Nipomo? When the school at capacity, adding that many new students will have a negative impact on the students/staff already there. The EIR states that the high school is 0.2 miles from the development. Which it is true if you could fly there. Unfortunately, direct access is blocked by a freeway, so they are going to either go to Tefft adding to the congestion or go to Willow. Again, there are no sidewalks along these busy roads so walking along them is not safe. It is too far for students to realistically walk. Same with elementary age school children. Where are they going to be going to school? There is room at Lange Elementary for 85 more students. What if there are (probably there will be) more than 85 elementary age children in this development? With schools running at or near capacity, there needs to be solutions in place before construction starts.

DaSt-10

There is a park in the middle of the development. The developer wants the Quimby fees waived and does not want to maintain the park. The County Parks doesn't want to maintain it either. The other "Pocket Parks" and facilities will be maintained with homeowner association fees. How affordable is affordable housing when there are HOA fees in addition to mortgages? If the county does not maintain the park, then how much more will the HOA fees increase? Or will they say it is too expensive to have a park and just get rid of it? Since when are drainage basins considered parks?

DaSt-11

In the EIR there is a section about water. There is going to be much water infrastructure improvement needed for this project to happen. Hopefully, the developer will need to bare the burden of this cost. It would not be fair to existing residents to pay for the water infrastructure for this project. The other large developments in Nipomo (Trilogy, Black Lake, Cypress Ridge) have had to install water recycling for their projects. This development's plan is to put in pipes to the edge of their property and say, oh well it's not our responsibility to go any farther. That is not a plan. The developer needs to develop a plan that uses the water on site at the pocket parks, park and other common areas or develop a plan that returns it to NCS D.

DaSt-12

How can a development of this size be approved in the such a severe drought? Our own governor stood at Lopez Lake urging all Californians to cut water usage by 35%. Yet in Nipomo there seems to be a water surplus even though the NCS D has sent several letters to its customers urging them to conserve water. Depending on a city in a different county for water from its aquifer is not responsible. Even though it is contracted to be sent to Nipomo, if water in Santa Maria gets scarce you can bet they are going to serve their residents first and say sorry Nipomo. Has there been a comprehensive study done on Santa Maria's aquifer and how much is there? What are Santa Barbara County's development plans? Tying yourself to a different county makes you subject to their needs. Bad planning. Just the water needed for this project, should be enough to sideline it until other water sources are developed in SLO County.

DaSt-13

There is an oak woodland ordinance in SLO County that was initiated because of the Justin Vineyard clearcutting of oak woodlands. This is the same type proposal. This is exactly why the ordinance was enacted. Please do not allow the removal of 3943 of the 5128 Coast Live Oaks on this property. The developer saying that preserving a piece of property not near the development, not accessible by the public, that is already too steep to develop is of equal importance. I say it is not. It already cannot be developed so preserving it from development is moot point. Burton Mesa Chaparral in San Luis Obispo County already not common. Destroying 36 acres of this limited resource does not make sense. If the developer wants to develop this parcel the they should mitigate it with preserving an adjacent piece of property on the mesa that contains 3943 oak trees and 36 acres of Burton Mesa Chaparral.

DaSt-14

I have lived in the South County for over forty years and have seen the development. I have raised five children here and love this area. The social and economic benefits of this project do not even come close to the impacts. Thank you for giving me the opportunity to voice my concerns about the Dana Reserve. I would appreciate any feedback.

DaSt-15

Sincerely,

Dan Stocks






9.5.107.1 Response to Letter from Dan Stocks

Comment No.	Response
DaSt-1	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
DaSt-2	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
DaSt-3	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
DaSt-4	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
DaSt-5	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
DaSt-6	This comment asserts that the community should be provided access to proposed recreational facilities. As evaluated in Chapter 2, <i>Project Description</i> , of the EIR, the proposed project includes the construction of pedestrian, bicycle, and equestrian trails to connect the proposed project to the existing community. As this issue was evaluated in the EIR, no changes to the environmental document are needed. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
DaSt-7	This comment asserts that the community should be provided access to proposed recreational facilities. Refer to KK-10, DaSt-6, and JK-7, which addresses this comment.
DaSt-8	This comment asserts that transportation infrastructure should be installed prior to development to allow accessibility to the project area. Refer to JK-7, which addresses this comment.
DaSt-9	This comment raises concern regarding parking. As evaluated in Section 4.17, <i>Transportation</i> , the project would be consistent with travel demand management strategies, which calls for a reduction in parking. The Specific Plan Area is located adjacent to the URL in an area planned for growth within the NCS D's sphere of influence, including expansion of transit service. Collector A would be designed to include transit stops, a Park and Ride lot, commercial uses, and the higher-density residential developments. Proximate land uses include the local high school and elementary school, the Tefft Street commercial corridor, the public library, and Nipomo Regional Park. As this issue was evaluated in the EIR, no changes to the environmental document are needed. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
DaSt-10	This comment raises concern regarding the capacity of the LMUSD. Refer to BR-6, which responds to comments regarding public schools.
DaSt-11	This comment raises concern regarding parks and recreational facilities and the request to waive associated fees. Refer to KK-10, which addresses comments related to recreational facilities.
DaSt-12	This comment raises concern regarding the cost of NCS D water improvements. Refer to JK-3, which addresses this comment.
DaSt-13	This comment raises concern regarding the availability of water supply for the proposed project during drought conditions. Refer to MR-1 and GR e-1 through GR e-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
DaSt-14	This comment raises concern regarding the loss of oak trees at the project site, inconsistency with the County's Oak Woodland Ordinance, and adequacy of mitigation for biological resources. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees, associated mitigation, and alteration of the visual character of the project site and ES-3, which addresses comments related to applicable planning policies.
DaSt-15	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.108 Debra Stoner

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[EXT]Dana housing project

DS Debra Stoner <dstoner@apaleagues.com>      ↶ ↶ ↷ ...

To: Jennifer Guetschow Sun 7/31/2022 1:01 PM

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hello,

I have been a resident of Nipomo for 29 years. About 10 years into my residence, I tried to divide my land and build a small house. I was told, in no uncertain language, that would not happen because of the water concerns.

Water issues have only worsened. How can we possibly create water for this huge project? This community cannot absorb the water impact, impartiality, not to mention the oak tree destruction and the already problematic traffic grid.

The social and economic benefits of the project will not outweigh the impacts of this project. Please reconsider your decision to continue with this project.

Thank you,
Debra Stoner
727 Camino Caballo
(805) 260-3150

↶ Reply ↷ Forward

DeSt-1

DeSt-2

DeSt-3

9.5.108.1 Response to Letter from Debra Stoner

Comment No.	Response
DeSt-1	This comment states that this commenter was unable to subdivide their land due to concern over the availability of water. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions. This comment does not identify any deficiency with the EIR; therefore, no revisions are necessary.
DeSt-2	This comment raises concern regarding the availability of water to the community in addition to the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
DeSt-3	This comment expresses concerns related to the project's impacts related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.109 Brian Thompson

From: Brian Thompson <calpoly1_1997@outlook.com>
Sent: Sunday, July 31, 2022 11:36 PM
To: Jennifer Guetschow
Subject: [EXT]Dana project

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Greetings. Did the EIR consider Diablo Canyon and their emergency response organization members who live in Nipomo? How will the addition of 4500 or more new people north of them impact their potential commute time in the event of an emergency? Shouldn't this be evaluated?

|
BT-1
|

9.5.109.1 Response to Letter from Brian Thompson

Comment No.	Response
BT-1	This comment raises concern regarding an increase in population and emergency evacuation efforts. Refer to BR-2, which addresses comments related to population growth and HE-1, which addresses comments related to emergency evacuation efforts.

9.5.110 Mary Van Ryn

Jennifer Guetschow

From: Mary Van Ryn <maryvanryn@yahoo.com>
Sent: Sunday, July 31, 2022 9:55 AM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hi,

I oppose the location of the Dana Reserve project for a variety of reasons.

1. The destruction of native oak trees and other flora and fauna on the west side. It's irreplaceable.
2. Increased traffic - this has been a problem for years. I raised 3 children here, and spent hours in traffic... it was infuriating.
3. Concern over water - we need to be smart with the usage of water.
4. We are already dealing with increased population problems in our neighborhood from the counties lack of code enforcement (it has been a challenge that we are finally getting help with, but we are far from done). We have people renting sections of land to conduct businesses that increase noise pollution and the density of people. I didn't move onto 3 acres to have neighbors renting to multiple people to conduct their businesses. We have many problems here already.
5. We have old Town Nipomo that would benefit from a new development on the east side. There's plenty of land available that does not require the destruction of thousands of oak trees. It would also revitalize the area.
6. An east side development could include a cultural area that includes a museum and park dedicated to our beginnings.
7. Nick Tompkins, with good intentions, didn't bother finding out what the residents felt about this development.
8. We deserve to live the rural life.
9. We deserve to live the life we moved here for.
10. Nick wants a legacy, then I suggest he honors our town and its future.
11. TURN the Dana Reserve into a county park. That would be the best solution.
12. We should have more community gardens close to areas where there are housing without yards. .
13. Better transportation for residents to get around town.

We have alot of problems in Nipomo, but what stands out most to me, is the decades of the Board of Supervisors controlling our town. They've ruined it with golf courses and homes no resident in Nipomo wants to live in or can afford.

Thank you in advance,

Mary van Ryn

Sent from Yahoo Mail on Android

MVR-1

MVR-2

MVR-3

MVR-4

MVR-5

IMVR-6

MVR-7

9.5.110.1 Response to Letter from Mary Van Ryn

Comment No.	Response
MVR-1	This comment raises concern regarding the project's impacts on biological resources. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
MVR-2	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
MVR-3	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
MVR-4	This comment raises concern regarding an increase in population associated with the proposed project and concern related to neighborhood compatibility. Refer to BR-2, which addresses comments related to population and housing growth and PH-1, which addresses comments related to neighborhood compatibility.
MVR-5	This comment suggests developing the proposed project in an alternative location to avoid destruction of oak trees at the project site, impacts to neighborhood compatibility, and inconsistency with the rural nature of the project area. Refer to SSh(1)-5, which addresses comments related to an alternative location for the proposed project and PH-1, which addresses comments related to compatibility with the existing community.
MVR-6	This comment expresses concerns related to transportation infrastructure. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements. In addition, refer to EG-4, which addresses comments related to transit and SSh(1)-2, which addresses pedestrian and bicycle facilities.
MVR-7	This comment identifies unwanted development in the community. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.111 Cynthia Bodger

Jennifer Guetschow

From: cynthia bodger <theabodger@gmail.com>
Sent: Monday, August 1, 2022 10:35 AM
To: Jennifer Guetschow
Subject: [EXT]Dana

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Frim-
To: cynthia bodger
745 Sandydale Drive Nipomo

There is really only one major problem with the proposed Dana Reserve Development. Its slated to be built in the wrong place. Initially that sounds crazy but when one opens up their mind to the potential benefits of building elsewhere, it becomes an incredibly compelling concept. The following considers just a few of the many reasons why that is true.

CB-1

Developing the currently proposed site involved destroying the most desirable and unique habitat in Nipomo. Look at the property on Google maps and then zoom out. Canada Ranch should be preserved as it is to be the centerpiece of the town, like a small scale version of New York's Central Park. It is a priceless piece of property that should be protected and reserved for future generations to enjoy.

CB-2

From a rational zoning perspective the proposed location is abysmal. It is surrounded on three sides by 1 to 5 acre rural properties. None of the people in those neighborhoods wants to live next to a high density development.

CB-3

Moving the development to the other side of the freeway could act as a catalyst to reinvigorate old town Nipomo.

CB-4

Moving the development to the other side of the freeway would also have the benefit of a large amount of space for future expansion that might include businesses that would provide jobs. That would help the problematic EIR finding of a substantial increase in the number of vehicle miles traveled commuting to job rich SLO from job poor Nipomo.

CB-5

It has been said that the proposed location is wonderful because it is convenient to the High School—which is only about a 1000 feet away. It would be great if teenagers could walk to school or for students at the High School to walk to the Cuesta Satellite Campus. The problem is to do that would require sprinting across the 101 freeway and jumping some fences. Move the development to the other side of the 101 and it solves that along with many other problems.

CB-6

Speaking of traffic, anyone familiar with this area knows that the traffic situation is already awful. Weekends and peak periods on Tefft can approach gridlock. The proposed development is for 1,289 housing units plus a variety of commercial buildings. However, that does not factor in ADUs. The evolving housing laws sent down from Sacramento now allow any single family residence to be converted into a triplex. There is a push to further modify the law to permit a fourplex on any SFR lot. If the total amount of potential traffic from the Dana Reserve was combined with several other future residential developments in the vicinity, it would create an untenable traffic situation along with a high level of both air and noise pollution.

CB-7

The pollution from the thousands of people living or visiting Dana Reserve is just one of many related negative impacts. Higher population density is associated with increased crime, higher insurance rates, health issues such as miscarriages, along with a plethora of mental disorders. Our goal should be for a kinder, gentler society.

CB-8

Driving into Nipomo on the 101 from the south the town is less than impressive. First you are greeted by the stench of the sewage treatment plant. As the smell dissipates you are then treated to some of the least inspired and most poorly planned architecture to be found in the County. So it is ironic that amount a mile past Tefft the landscape changes to beautiful vistas of trees and open spaces--vistas that would be destroyed by the Dana Development.

CB-9

Directly adjacent to the Northeast corner of the proposed development are some of the most impressive groves of eucalyptus to be found anywhere. They are magnificent and being protected and maintained by the landowners. Next door is even more impressive with thousands of mature oak trees that have thrived there for hundreds of years yet are slated to be ripped up and replaced with tract houses and apartment buildings. Why? Because there is money to be made. Which is fine. We all need money. Yet, it is important that County residents understand how things work.

CB-10

Large plots of farmland near Nipomo are typically sold for five to ten thousand dollars an acre. If that same land could be subdivided into five acre parcels and zoned for a single family residence its value soars to over one hundred thousand dollars an acre. Single acre vacant residential lots can be worth half million dollars or more. High density developments can be worth a million per acre. (And if the goal is to put as many people as possible into the smallest possible footprint, build skyscrapers and create even more value).

Its all about location and zoning. The County Board of Supervisors has the power to rezone land in the County. This goes a long way towards explaining why people make large donations to County Supervisor candidates. It might also help clarify why a person or group would spend over one hundred thousand dollars for a recount of a SLO County Board of Supervisor election.

CB-11

It also help people understand why smart elected officials can negotiate with developers to get perks for the County like parkland, a lot to build a police station and or a fire station.

Which leads us to the most important point of politics and land use. The County Board of Supervisors may make the decision as to what to permit or rezone however they are elected officials. The decisions they make are supposed to represent the will of the people they serve. That is a concept that is too often forgotten. Unfortunately sometimes politicians or civil servants also forget and develop condescending attitudes because they think they know more than constituents, when in fact, they just have a different perspective.

This is relevant with regard to Dana Reserve because much of the presentation regarding the Reserve seems to not be considering the perspective of the resident's of Nipomo. They tout the benefits of quicker access to the new Willow interchange as if that is the only way residents of the area will be able to realize a cure to the current convoluted traffic layout. That is not true. Eminent domain would allow the County to solve the problem in an optimal fashion by extending the frontage road from the Swap Meet to Willow. A strong leader could step forward and propose such a solution. The same is true of the new Fire Station which could be placed in an optimal location instead of taking whatever happens to be offered by a developer.

As for the Dana Ranch, there must be one or more politicians in the County that could suggest or even help negotiate a land swap to move the high density residential project slated to destroy Canada Ranch to a lower density location that's in a place that will not cause such a huge amount of ecosystem damage and at the same time eliminate a traffic/pollution/zoning disaster that Nipomo would regret forever.

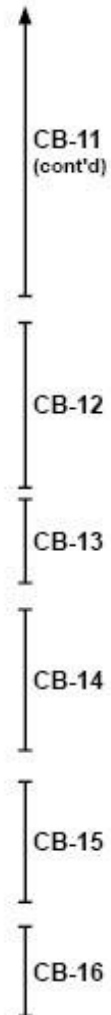
In Emily Creel's presentation on the EIR she made it clear that there are some insurmountable issues that cannot be mitigated. More alternatives need to be formulated, discussed and more information disseminated. There is plenty of time to do this right. You can't rush a project of this magnitude.

There are lots of concerned, inquisitive people in Nipomo that have worked for many years so that they could live in Nipomo. It is a beautiful and special place that deserves to be protected. Working together we can all help that dream to be realized.

Please confirm receipt of this email.

iguetschow@ca.slo.ca.us

Version 2



9.5.111.1 Response to Letter from Cynthia Bodger

Comment No.	Response
CB-1	This comment suggests that the main issue with the proposed development is the proposed location. Refer to SSh(1)-5, which addresses comments related to an alternative location for the proposed project.
CB-2	This comment asserts that the project site consists of unique habitat which should be preserved. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
CB-3	This comment raises concern regarding the project's compatibility with surrounding rural residential development. Refer to PH-1, which addresses this comment.
CB-4	This comment suggests relocating the proposed development to the other side of the freeway. Refer to SSh(1)-5, which addresses comments related to an alternative location for the proposed project.
CB-5	This comment asserts that moving the proposed project to the other side of the freeway would allow future expansion of commercial uses. Refer to AG-3 and AG-4, which responds to comments related to project alternatives. This comment also raises concern regarding the jobs-to-housing balance in the community. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance.
CB-6	This comment asserts that moving the proposed project to the other side of the freeway would facilitate easier access to Nipomo High School. Refer to AG-3 and AG-4, which responds to comments related to project alternatives. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
CB-7	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
CB-8	This comment raises concern regarding air pollution. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions.
CB-9	This comment raises concern regarding the alteration of the existing visual character of the project site. As evaluated in Section 1, <i>Aesthetics</i> , of the DRSP EIR, implementation of the project would alter the existing visual character of the rural project area and was classified as a Class I impact. As such, concern related to the alteration of the visual character of the project site is consistent with the evaluation included in the DRSP EIR; therefore, no changes in the environmental document are needed.
CB-10	This comment raises concern regarding the loss of oak trees at the project site and economic impacts. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site. Economic impacts are generally not considered environmental impacts under the CEQA and only require discussion if the impacts would have a negative impact on the physical environment, or if the impacts would result in growth-inducing impacts. As such, no changes in the environmental document are needed.
CB-11	This comment identifies the powers of the County's Board of Supervisors and discusses politics within the community. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
CB-12	This comment discusses politics within the community and asserts that the proposed development would be inconsistent with community needs. Refer to CB-11, which addresses this comment.
CB-13	This comment discusses politics within the community. Refer to CB-11, which addresses this comment.
CB-14	This comment discusses politics within the community. Refer to CB-11, which addresses this comment. This comment also raises concern regarding traffic, pollution, and neighborhood compatibility. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; and PH-1, which addresses comments related to the project's consistency with the surrounding area.
CB-15	This comment reiterates that the project would result in Class I impacts. Refer to DT-2, which addresses this comment.
CB-16	This comment suggests working together to solve issues raised by the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.112 Kevin Buchanan, SLO County YIMBY

Jennifer Guetschow

From: Kevin Buchanan <kevaustinbuch@gmail.com>
Sent: Monday, August 1, 2022 2:11 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve Specific Plan - Draft Environmental Impact Report

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

SLO County YIMBY (Yes in My Backyard) would like to submit the following comments, originally published in The Tribune on July 18th, in regards to the Dana Reserve Specific Plan.

<https://www.sanluisobispo.com/opinion/readers-opinion/article263493523.html>

Actions have consequences. And, as we're learning, so does inaction. SLO County cities have shown mostly inaction and lack of urgency in proposing and enacting solutions to the growing housing crisis over the last decade. Sure, it's easier to build an ADU. And with SB9, cities have begrudgingly accepted duplexes (within many restrictions) into some more neighborhoods. But new home production in SLO County cities remains inadequate, which means that old homes become expensive homes. New homes that do get built usually don't serve low or moderate incomes. And there aren't enough of them to reduce demand and prices for old homes, which is one reason subsidized housing is also important.

YIMBY-1

But, the wishful thinking of a revised and expanded inclusionary housing ordinance in SLO, (increasing the affordability requirement from 3% to 10%) is more likely to reduce building, and provide fewer funds for subsidized homes, than a more lax policy with more broad based funding would. 10% of few new homes is less than 3% of many more new homes that could be built with fewer disincentives. Consider this, if you will, the "thoughts and prayers" response of our local leaders to a housing crisis. Doubling down on already failed policies that haven't produced enough homes (market rate or subsidized) for decades.

With this inaction, we inevitably get to the consequences. Dana Reserve, a sprawling greenfield project on 288 acres with 4,000 oak trees, would bring 1,289 new homes to the county. These are homes that, ignoring other factors, are certainly needed. But where? SLO County cities and residents have consistently asked for homes to be built anywhere but near them. So this must be the place, I guess?

YIMBY-2

In 2020, San Luis Obispo adopted a Climate Action Plan, which "establishes a community-wide goal of carbon neutrality by 2035" and "also focuses on using resources more effectively." The city's website clarifies that "The City is committed to the 'action' part of 'climate action.'" Nowhere in this "action" plan does it account for the destruction of trees (a carbon sink), increased tailpipe emissions from more commutes to and from Nipomo, and the inefficient use of water and other resources in building more sprawl into our coast's open spaces rather than in cities like SLO. Housing policy is climate policy. Real climate action necessitates more homes closer to where people need to be.

YIMBY-3

Arroyo Grande - Nipomo's nearest SLO County neighbor and South County's largest job center - has abysmally failed to meet its housing production goals for the last decade. Again, a predictable outcome when affordable designs like duplexes, triplexes, and smaller apartment buildings are illegal or onerous to build in the majority of the city. AG's mayor recently claimed that she'd like to build more homes so that her own kids don't need to move out of state, but asserted that she needs to balance that interest with the concerns of "people who have made investments here." For a city - like many in our county, with crumbling roads, insufficient budgets, and declining school enrollment - forcing new homes, workers, students, and taxpayers elsewhere doesn't seem like it has worked out to be a good investment strategy.

YIMBY-4

One of the most common concerns raised about Dana Reserve, or really any development in our county, is that of

YIMBY-5

traffic. "Traffic is already impacted!" "Where will the cars park?" "We're turning into LA!" Predictable concerns of a region who - just like Los Angeles - has chosen to push all new development to the fringes, with car-dependent transportation planning, doomed to fail at both transportation and housing. Local leaders claim we don't have the density for transit, while at the same time they prevent that moderate density because we need space for the cars that people drive due to the lack of adequate transit or bike infrastructure.

↑
YIMBY-5
(cont'd)

If we don't want to become a sprawling, traffic burdened place, the best way to do that is not to shut down any and all development of new homes, but to embrace incremental development in our existing cities. NIMBYism led to predictable consequences in the problems we now face with housing, traffic, and infrastructure. NIMBY says, "Don't build here, build somewhere else" and naively thinks the problem is solved. YIMBY says, "Don't build somewhere else, build here" and works to build cities that meet people's needs.

SLO County YIMBY believes abundant housing can and should be built where it's needed - near jobs, schools, and services. In different shapes and sizes to meet the needs of current residents and future residents as they age, start new jobs, or build families. Where productive places can build wealth by building homes for our kids who want to stay here, and parents who want to see their kids and grandkids grow up. More homes within our cities is good policy - for the climate, for our children, for transportation, and for our infrastructure. Building in cities like Arroyo Grande, Grover Beach, Pismo Beach, San Luis Obispo, Atascadero, and Paso Robles means we truly can use our resources more efficiently and effectively to provide homes while improving quality of life for all.

↑
YIMBY-6

Kevin Buchanan
Lead Organizer, SLO County YIMBY
<https://www.slocovimby.org/>

9.5.112.1 Response to Letter from Kevin Buchanan, SLO County YIMBY

Comment No.	Response
YIMBY-1	This comment identifies the history of the housing crisis in the county and expresses concern related to the County's response to the housing crisis. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
YIMBY-2	This comment asserts that the County's inaction regarding the housing crisis has led to the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
YIMBY-3	<p>This comment asserts that the project would be inconsistent with the City of San Luis Obispo's Climate Action Plan. The project is not within the City's jurisdiction; therefore, these policies are not applicable to the proposed project. As such, the comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.</p> <p>This comment also raises concern regarding the density of the proposed development, which would lead to an inefficient use of water and other resources. Refer to DR-3, which addresses this comment. Additionally, the comment asserts that the proposed project would further impact the community's jobs-to-housing balance. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance.</p>
YIMBY-4	This comment identifies the City of Arroyo Grande's inability to meet housing production. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
YIMBY-5	This comment raises concern regarding an increase in traffic congestion and lack of transit and bicycle infrastructure. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; EG-4, which addresses comments related to transit; and SSh(1)-2, which addresses pedestrian and bicycle facilities.
YIMBY-6	This comment encourages building new homes in locations near schools, jobs, and other services. Refer to SSh(1)-5, which addresses comments to development of the proposed project at an alternative location.

9.5.113 Cheryl Carlsen

Jennifer Guetschow

From: Cheryl Carlsen <chery192708@yahoo.com>
Sent: Monday, August 1, 2022 11:59 PM
To: Jennifer Guetschow
Subject: [EXT]PROPOSED DANA RESERVE PROJECT

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hello, Jennifer,

I am sending this email to oppose the proposed Dana Reserve Project in its current form.

I am an owner with my husband, living adjacent to the property, where Hetrick and Glenhaven meet to form a hairpin turn.

The DEIR issues that concern me most are:

1) Removal of almost 4,000 oak trees and rare and endangered plants and native habitats. This is going to totally change the character of Nipomo, replacing the trees with high-density housing backed up to existing rural lots. I am also concerned about the effect on air quality. The trees have provided a wind-break, and with their removal, the increased dust in the air is going to be detrimental to health quality, especially us seniors with pre-existing conditions.

2) the increased traffic created by the addition of so many units. We already have traffic issues in our neighborhood with impatient drivers taking the shortcut from Pomeroy to Ten Oaks to Glenhaven to Hetrick at high speeds. It's hardly safe to walk around that corner now and with more cars, there will be more danger. I'm also concerned about the increased traffic that will be created on Willow.

I hope that you will take these concerns into consideration before approving the Project as it is today. Maybe fewer homes should be considered. Thank you.

Cheryl Carlsen
714 Glenhaven Place

CC-1
CC-2
CC-3
CC-4

9.5.113.1 Response to Letter from Cheryl Carlsen

Comment No.	Response
CC-1	This comment identifies this commenter's background as it relates to the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
CC-2	This comment raises concern regarding the loss of trees at the project site and associated air quality impacts. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; and DMW-3, which addresses comments related to dust.
CC-3	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
CC-4	This comment suggests the development of fewer residential uses. Refer to AG-3 and AG-4, which responds to comments regarding project alternatives.

9.5.114 Kenneth Dalebout

Jennifer Guetschow

From: Kenneth Dalebout CA-Arroyo Grande <kenneth.dalebout@commonspirit.org>
Sent: Monday, August 1, 2022 2:28 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve - Draft Environmental Impact Report

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Jennifer Guetschow

I write in support of the further development of the Dana Reserve project. The need for housing in San Luis Obispo County is undeniable. Additional housing addresses several issues that are present on the Central Coast and in San Luis Obispo County. While this is a wonderful place to live, many that live here struggle to advance their standard of living. The fact that the cost of housing is high compared to wages has been published for several years. One part of the housing cost solution is the development of more housing. And, more housing is needed that will allow local residents to upgrade from renters to homeowners, and from starter to dream homes. The Dana Reserve specifically and compassionately addresses this need through emphasis on home pricing and preference for local residents.

Similarly, many of our local businesses struggle to recruit new talent to the area. These businesses include healthcare, specialized manufacturing, agriculture and small businesses. An element of that struggle to retain talent is the cost of living and a significant component of the cost of living is housing. A greater supply of workforce housing will allow the retention and recruitment of talented contributing residents in the County. In healthcare, we experience the same issue. We struggle to retain a workforce that, while they enjoy the Central Coast, they can work elsewhere at the same wage, for a much lower cost of living and the promise of homeownership. There are shortages of certain types of critical workers in the hospitals and other care settings. So while housing shortages create business difficulties, it also can have a direct impact on the health of the community. Abundant, quality housing is essential to a healthy community.

The covenants in the Dana Reserve plan directly improve the long-term health of the community as related to housing through the increase in the number of affordable workplace housing units, and also the planned preference for local residents.

Another benefit is to the Nipomo community. The Dana Reserve adds needed infrastructure in terms of traffic flow that is caused by a lack of circulation options for the Tefft corridor. While housing may add more cars, the proposed infrastructure improvements will undoubtedly be sufficient to address the demands of the additional housing, but also the current stagnant traffic issues that have no current solution. The Dana Reserve will assist with easing traffic jams and limited traffic ways, which will undoubtedly be an improvement for public safety. The additional parks, accessible open space, and pleasing aesthetics are positives for a healthier community.

While all developments have some potentially negative impact on the current community, the benefits of additional affordable housing, access to public open space, improved infrastructure and economic stimulus are clear benefits that will be generated by the Dana Reserve for Nipomo and San Luis Obispo County.

Ken Dalebout

Administrator

Arroyo Grande Community Hospital
805-473-7600

Kenneth.Dalebout@dignityhealth.org

Caution: This email is both proprietary and confidential, and not intended for transmission to (or receipt by) any unauthorized person(s). If you believe that you have received this email in error, do not read any attachments. Instead, kindly reply to the sender stating that you have received the message in error. Then destroy it and any attachments. Thank you.

KD-1

KD-2

9.5.114.1 Response to Letter from Kenneth Dalebout

Comment No.	Response
KD-1	This comment expresses support of the proposed project based on the creation of new homes, which could facilitate additional employees to the area. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
KD-2	This comment expresses support of the proposed project based on improvements to the transportation system, additional parks, open space, and pleasing aesthetics. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.115 Ruth Danielson

Jennifer Guetschow

From: Ruth Danielson <rdanielson@msmarketintel.com>
Sent: Monday, August 1, 2022 3:42 PM
To: Jennifer Guetschow
Subject: [EXT]Comment on the Proposed Dana Reserve Project

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

SLO Planning Commission
Attn: Jennifer Guetschow

Dear County Commissioners:

I am writing to express my concern regarding the Proposed Dana Reserve Project, a development project that will develop 288 acres in the Unincorporated County Community of Nipomo.

After reading the Draft Environmental Impact Report (DFIR), the Unmitigatable Significant Class 1 issue which concerns me most is the **environmental and biological impact of the planned development** in a sensitive biological and the dire water issues our county and state are facing. It is time to prioritize the environment if we want to sustain the lives we love here on the Central Coast – and indeed to preserve life at all.

RD-1

My other concerns include:

- Imbalanced housing vs job creation
- Increased traffic congestion
- Air quality, exacerbating our existing problems since the ever-expanding Trilogy development
- Land planning: Multiple elements of the project are out of alignment with the south county area plan, including how this land was intended to be developed vs the present project
- Biological impacts –
 - 3,948 oak trees to be removed
 - federally endangered species to be displaced or destroyed
 - special habitats to be destroyed
- **Again, the water situation is dire and this development will only make it worse**

RD-2
IRD-3
IRD-4
RD-5
RD-6
IRD-7

The limited social and economic benefits of the Dana Reserve Project will not outweigh the many significant impacts of the project. The benefits will be felt by a few, while the negative effects ripple out to everyone – and to the essential non-human inhabitants of our community.

RD-8

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.

RD-9

Sincere thanks,

Ruth Danielson
Nipomo Resident
rdanielson@msmarketintel.com

9.5.115.1 Response to Letter from Ruth Danielson

Comment No.	Response
RD-1	This comment expresses concern related to biological resources and water supply. Refer to BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
RD-2	This comment raises concern regarding the project's impacts on the jobs-to-housing balance. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance.
RD-3	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
RD-4	This comment raises concern regarding air quality. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions and DMW-3, which addresses comments related to dust.
RD-5	This comment expresses concerns related to the project's consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
RD-6	This comment expresses concern related to biological resources. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
RD-7	This comment expresses concern related to water supply. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
RD-8	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.
RD-9	This comment suggests denial of the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.116 Diana Daugherty

Jennifer Guetschow

From: Diana Daugherty <djd46@msn.com>
Sent: Monday, August 1, 2022 12:11 PM
To: Jennifer Guetschow
Subject: [EXT]Nipomo reserve

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

I hate to see the "big money " conglomerates be able to gobble up the beautiful landscape here. How do they expect to furnish water to the new households?

San Luis County should be ashamed for letting money come before the environment. Isn't there someone who will stand up?

I am ashamed!

Diana Daugherty

A property pentimento Nipomo for 36 years

Sent from my iPhone

DDa-1

9.5.116.1 Response to Letter from Diana Daugherty

Comment No.	Response
DDa-1	This comment raises concern regarding water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.

9.5.117 Joshua Erdman

🗑️ Delete 📁 Archive 🛡️ Report ↩️ Reply ↶ Reply all ➜ Forward 📧 📎 📧 📧

[EXT]Dana Reserve

JE Joshua Erdman <josh@gettorchlight.com>          Mon 8/1/2022 2:45 PM

To: Jennifer Guetschow

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Jennifer,

I was excited to learn about the Dana Reserve project. As a local business owner and resident of Nipomo I feel that this project would be helpful for the local community and well the County Economy.

For me, the most valuable part of the plan is how this project will utilize the drinking water commitments that Nipomo CSD has already with the City of Santa Maria. Water is already expensive here and my understanding is that Nipomo is contracted with the City of Santa Maria to pay for more water than we can currently use. If we do not grow, our contractual commitment will require additional water fees applied to Nipomo Residents. I know this may sound counterintuitive - "add more people and facilities to save on water", please take the time to look into this and understand how this can help reduce Well water usage.

The Central Coast is always short on housing and these additional housing units will allow Nipomo to grow without losing its small town appeal.

Thank you for taking the time to consider my input.
Sincerely,

Joshua Erdman | CEO
[Torchlight Marketing](#)
Direct: (805) 202-4212

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JEr-1

JEr-2

JEr-3

9.5.117.1 Response to Letter from Joshua Erdman

Comment No.	Response
JEr-1	This comment expresses support for the proposed project. No revisions to the EIR are necessary.
JEr-2	This comment expresses support for the proposed project due to the utilization of drinking water commitments. No revisions to the EIR are necessary.
JEr-3	This comment expresses support for the proposed project due to the provision of housing along the Central Coast. No revisions to the EIR are necessary.

9.5.118 Lou Anne and Clyde George

Jennifer Guetschow

From: Lou Anne Lockwood George <l.lockwood@sbcglobal.net>
Sent: Monday, August 1, 2022 12:02 AM
To: Jennifer Guetschow
Cc: Lou George; Clyde George
Subject: [EXT]Fwd: Dana Reserve Development EIR

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

- >
- > We are writing to state our disapproval and related concerns about the proposed Dana Reserve Development (EIR). LACG-1
- >
- > Our family has lived on a 1-acre rural lot in Nipomo since 2003. We do not have a fancy home, our kids went to Nipomo schools, we ride horses and are part of the local community. LACG-1
- >
- > The past few years we have already experienced increasing problems LACG-2
- > with traffic congestion, extensive water use reduction requirements due to sustained drought conditions, and electrical brownouts due to electricity overuse by our local and neighboring community. LACG-2
- >
- > Now a developer with deep pockets and apparent political clout is proposing to cut down over 3000 oaks trees, disturb natural habitats and local wildlife to build an incredibly population dense housing development that will literally increase the population of Nipomo by 26% in one fell swoop with no need to mitigate the absolutely foreseeable problems that will be created such as even greater road congestion and commuter traffic, congested access to local resources of all kinds and extensive added water usage just to name a few. LACG-3
- >
- > Not sure why Nipomo is being targeted to be the County wide solution to the need for more housing for local workers. Especially since a majority of the proposed new residents won't be working in Nipomo but more likely will be commuting to Santa Maria or SLO or elsewhere in the two counties. LACG-4
- >
- > Building a park and walking trails and a satellite college location LACG-5
- > (bringing still more traffic) does not make up for sitting in morning traffic for 15-20 minutes to make what should be the 5 minute drive from our home to the freeway every morning or having the currently dark night sky lit up with street lights from a huge housing development. LACG-6
- > In case you did not know this, Nipomo is a community that holds the viewing of the night sky to be of great value. LACG-6
- >
- >
- > Thank you for your consideration of our concerns.
- >
- > Lou Anne and Clyde George
- > 490 Lantana Street
- > Nipomo, Ca
- > 93444
- > 805 705-6215
- >
- >
- >
- >
- > Sent from my iPhone

9.5.118.1 Response to Letter from Lou Anne and Clyde George

Comment No.	Response
LACG-1	This comment identifies this commenter's background as it relates to the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
LACG-2	This comment raises concern regarding traffic congestion, extensive water use, and overuse of electricity. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; and DSC-8, which addresses comments related to electrical infrastructure.
LACG-3	This comment raises concern regarding the loss of oak trees at the project site, the density of proposed housing and population growth, traffic congestion, and water use. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees at the project site; BR-2, which addresses comments related to population and housing growth; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; and MR-1 and GRe-1 through Gre-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
LACG-4	This comment suggests that the proposed project would facilitate housing for workers in the city of San Luis Obispo and/or city of Santa Maria. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
LACG-5	This comment raises concern regarding an increase in traffic congestion and nighttime lighting. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements and DT-1, which addresses nighttime lighting.
LACG-6	This comment raises concern regarding an increase in nighttime lighting. Refer to DT-1, which addresses nighttime lighting.

9.5.119 Lila Henry

Jennifer Guetschow

From: Lila Henry <henrylila42@yahoo.com>
Sent: Monday, August 1, 2022 4:39 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Ms. Guetschow,

Here are some objections to the Dana Reserve Plan as it is described in the EIR.

The area that the Dana Reserve will occupy is currently zoned Rural Residential which would accommodate 38 houses. This project would rezone the area to its specifications, which is for 1,289 units. This density goes against all the South County Development plans currently in place. It changes a rural neighborhood into a small city which poses many problems.

LH-1

There is a basic conflict in the concept of this development. One the one hand, they will not include any stores that conflict with downtown Nipomo. Then all shopping traffic has to go to downtown. They think that extending the North Frontage Road out to Willow will take care of traffic concerns. North Frontage Road leads on to Mary St. to access Tefft. If you have ever been at that intersection on a Sunday afternoon when the Swapmeet and Flea Market get out you know that it is almost impossible to get through. Adding, say, another 300 cars is impossible. (300 equals less than a fourth of the proposed units. Actually units could have 2 cars per house.)

LH-2

There are nine Class I: Significant and unavoidable impacts. They are all in areas significant to quality of life in Nipomo.

BIO Impact 4: The project could directly and indirectly impact CRPR 4 and Watch List plant species, including California spineflower, sand buck brush, and sand almon

BIO Impact 20: The project would have cumulatively considerable impacts related to biological resources

GHG Impact 3: The project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases

GHG Impact 5: The project would result in a cumulatively considerable impact to greenhouse gas emissions

LUP Impact 10: The project would result in cumulative impacts associated with

LH-3

inconsistency with goals and policies identified within the County of San Luis Obispo General Plan Conservation and Open Space Element, Framework for Planning (Inland), Land Use Ordinance, and South County Area Plan regarding preservation and no net loss of sensitive biological resources and preservation of rural visual character

PH Impact 1: The project would induce substantial unplanned population growth in the

Nipomo area

PH Impact 5: The project would result in a cumulatively considerable impact related to substantial and unplanned population growth

TR Impact 9: The project would result in a cumulatively considerable impact to

transportation and traffic

GI Impact 1: The project would result in substantial growth inducement associated with the proposed project's population as well as the potential to induce additional spatial, economic, or population growth in a geographic area.

There are also areas they consider to be mitigable that are not. The mitigation proposed for Clarkia has been proven to not work. The mitigation for cutting down 3,948 oak trees and "preserving" trees in another location where they are not even threatened is illogical.

I am sure many comments have mentioned water. The plan says it is bringing in water from Santa Maria, and Santa Maria gets state water. The whole state in a drought. State water is by no means assured to Santa Maria.

The plan says it is to provide housing for median income people in SLO county. According to census.gov \$25,000 is median income for the county. With that salary if you put \$10,000 down and have a good credit rating the bank says you could qualify for \$100,00 - \$150,000 loan. Even if you make \$40,000 you would not qualify for \$600,000 loan, which is what a "median income" house would be selling for in Dana Reserve. \$40,000 is starting pay for a teacher in SLO county. This is not to mention people working for minimum wage, \$31,200/year.

Would Dana Reserve consider putting in tiny houses for homeless people?

This project should revert to rural residential and drop the proposal of providing middle income housing, which it doesn't even accomplish.

Sincerely,
Lila Henry
henrylila42@yahoo.com

LH-3
(cont'd)

LH-4
LH-5

LH-6

LH-7

LH-8

LH-9

9.5.119.1 Response to Letter from Lila Henry

Comment No.	Response
LH-1	This comment asserts that changing the current zoning of the parcel would be inconsistent with the community and applicable planning documents. Refer to PH-1, which addresses the project's compatibility with the community and ES-1, which addresses comments related to applicable planning policies.
LH-2	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
LH-3	This comment identifies the project's Class I impacts. Refer to DT-2, which addresses this comment.
LH-4	This comment asserts that the mitigation for Pismo clarkia is inadequate. Refer to KK-19, which addresses comments related to Pismo clarkia.
LH-5	This comment raises concern regarding the loss of oak trees at the project site and associated mitigation. Refer to MR-3 and JK-4, which addresses this comment.
LH-6	This comment raises concern regarding the availability of water supply during drought conditions. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
LH-7	This comment raises concern regarding the affordability of proposed residential units. Refer to KK-11, which addresses comment related to affordable homes.
LH-8	This comment questions whether the proposed development would include housing for homeless populations. Chapter 2, <i>Project Description</i> , of the EIR does not specify development of residential units for homeless populations. Refer to KK-11, which addresses comment related to affordable homes. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
LH-9	This comment asserts that development at the site should remain consistent with the existing Rural Residential land use designation. Refer to AG-3 and AG-4, which address comments related to project alternatives.

9.5.120 Dolores Howard

Jennifer Guetschow

From: Dolores Howard and Roberto Le-Fort <lefortsorganiccrops@gmail.com>
Sent: Monday, August 1, 2022 9:33 AM
To: Jennifer Guetschow
Subject: [EXT]Comments on Draft EIR for Dana Reserve Specific Plan

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Dear Ms. Guetschow,

I am writing to you to express my deep concerns about the draft EIR for the Dana Reserve Specific Plan. I believe that the project as proposed is much too big for the site and, as the Draft EIR shows, will mean significant and unavoidable impacts to biological, air quality, and aesthetic resources. The alternatives proposed and possibly other alternatives, need to be studied much more deeply than what the Draft EIR covers, in order to find solutions to the serious impacts that the project will have on the health of our county. Some of my concerns are listed below in the form of quotes, some in bold, and a few comments of mine, in italics:

Aesthetics

4.1.1.3 Primary View Corridors (pages 4.1-6 to 4.1-7)

Scenic corridors are view areas, or "viewsheds," from public roads and highways that have unique or outstanding scenic qualities. Principal travel corridors are important to an analysis of aesthetic features because they define the vantage point for the largest number of viewers. The California Department of Transportation (Caltrans) has not officially designated any routes within the vicinity of the Specific Plan Area as scenic highways. **However, the Caltrans Scenic Highways Map shows US 101 as "Eligible" for designation as a scenic highway. In addition, the County of San Luis Obispo General Plan considers US 101 as a candidate scenic corridor.** The County has adopted Highway Corridor Design Standards along US 101 that address residential and related development; a portion of the Specific Plan Area frontage along US 101 is mapped within the County's Highway Corridor Design Standards area. **US 101 carries an average of approximately 65,000 vehicles per day through Nipomo and past the Specific Plan Area (Caltrans 2017).** *These are vehicles that carry people that live and work in this county as well as visitors to this county or individuals that may or may not visit our county as a result of what they see from the freeway. This project should not be designed to have such a negative visual impact on all of us that travel by, and in fact, the visual impact of this project is inconsistent with the plans and policies of our county, as listed below. The Draft EIR should be revised and recirculated to address alternatives that would not be inconsistent with these plans and policies that are written to protect the special qualities of our county.*

1) County of San Luis Obispo General Plan Conservation and Open Space Element

GOAL 2. The natural and historic character and identity of rural areas will be protected. The intent of this policy is to preserve the rural and historic visual character of the county.

Preliminary Consistency Determination: Potentially Inconsistent. The project would *inherently change the visual character of the site and surroundings through the introduction of commercial, institutional, and residential development; the removal of over 4,000 mature oak trees; and substantial landform alteration.*

2) Policy VR 2.1 Develop in a manner compatible with Historical and Visual Resources. Through the review of proposed development, encourage designs that are compatible with the natural landscape and with recognized historical character, and discourage designs that are clearly out of place within rural areas. The intent of this policy is to preserve the rural, scenic, and historic visual character of the county.

Preliminary Consistency Determination: Potentially Inconsistent. The project would be *inconsistent with the existing rural visual character of the site and surrounding natural landscape* through the introduction of commercial,

institutional, and residential development; the removal of over 4,000 mature oak trees; and substantial landform alteration.

3) Policy VR 2.2 Site development and landscaping sensitivity. Through the review of proposed development, encourage designs that emphasize native vegetation and conform grading to existing natural forms. Encourage abundant native and/or drought-tolerant landscaping that screens buildings and parking lots and blends development with the natural landscape. Consider fire safety in the selection and placement of plant material, consistent with Biological Resources Policy BR 2.7 regarding fire suppression and sensitive plants and habitats. The intent of this policy is to preserve existing natural landforms and native vegetation to maintain the rural, scenic, and historic visual character of the county.

Preliminary Consistency Determination: Potentially Inconsistent. Although the project site would preserve the existing oak ridge, it would *severely alter the existing native vegetation and natural landforms of the remainder of the site with the introduction of commercial, institutional, and residential development; the removal of over 4,000 mature oak trees;*

4) Framework for Planning (Inland) Planning Principles, Policies, and Implementing Strategies Principle 1: Preserve open space, scenic natural beauty, and natural resources. Conserve energy resources. Protect agricultural land and resources. The intent of this policy is to protect existing visual quality and character.

Preliminary Consistency Determination: Potentially Inconsistent. Although the project would preserve the existing oak ridge, the project would *inherently change the visual character of the site and surroundings through the introduction of commercial, institutional, and residential development; the removal of over 4,000 mature oak trees; and substantial sensitive habitat loss and landform alteration.*

5) Framework for Planning (Inland) Planning Principles, Policies, and Implementing Strategies Policy 1. Maintain rural areas in agriculture, low-intensity recreation, very low-density residential uses, and open space uses that preserve and enhance a well-defined rural character. The intent of this policy is to preserve the rural character of the county.

Preliminary Consistency Determination: Potentially Inconsistent. Although the Specific Plan Area is planned for development in the County's existing General Plan, and the project would preserve the existing oak ridge, the project *would inherently change the visual character of the site and surroundings through the introduction of commercial, institutional, and residential development; the removal of over 4,000 mature oak trees; and substantial sensitive habitat loss and landform alteration.*

6) County of San Luis Obispo Land Use Ordinance 22.10.095 – Highway Corridor Design Standards D. 5. Project Design and processing – Discretionary permit applications. Minor Use Permit approval is required for projects subject to Subsection D.4 that are unable to meet the requirements for a Zoning Clearance in Standards D.4.c through D.4.h. Minor Use Permit and any Conditional Use Permit applications that may otherwise be required by this Title shall include a visual analysis that is prepared by a registered architect, landscape architect, or other qualified individual acceptable to the Environmental Coordinator. The visual analysis shall be utilized to determine compliance with the intent of D.4 and the following: a. *Locate development, including access roads, in the least visible portion of the site consistent with the protection of other resources, as viewed from Highway 101, unless mitigated to insignificant levels.* Use existing vegetation and topographic features to screen development from view as much as possible. b. Minimize grading for both structures and roads that would create cut and fill slopes visible from Highway 101. c. Minimize building height and mass by using low-profile design where applicable. Minimize the visual impacts of buildings by using colors that blend with surrounding natural colors and/or screen the building from view. d. Provide landscaping to screen and buffer both road and building development with native or drought resistant plants, including the extensive use of trees and large-growing shrubs. e. Use of minimal signage is encouraged. Locate signs that are subject to a discretionary land use permit so that they minimize interference with important public views from Highway 101, such as those listed in the preamble to this section. The intent of this policy is to require visual impact assessments for residential development within the US 101 corridor for the purpose of preserving visual quality and character.

DH-5
(cont'd)

Preliminary Consistency Determination: Potentially Inconsistent. *The project would inherently change the visual character of the site and surroundings through the introduction of roads, commercial, institutional, and residential development; the removal of over 4,000 mature oak trees; and substantial landform alteration within highly visible locations as seen from US 101.* Mitigation Measure AES/mm-3.1 would require implementation of a Visual Screening Zone along the length of the project site adjacent to the required utility easement and US 101, for the purpose of reducing visibility of the development and minimizing visual impacts to the vegetated visual character of the site and its surroundings as seen from the highway. *The proposed landscaping would, by necessity, be more urban in appearance and would likely take several decades to provide meaningful restoration of the vegetative character and quality of the site.*

7) South County Inland Area Plan South County (South) Sub-area Guideline: Retain land in open space in new land divisions that will preserve oak woodlands, riparian and other important biological habitats, and historic place surroundings. The intent of this policy is to maintain the scenic, historic, and biological qualities of the county's open spaces.

Preliminary Consistency Determination: Potentially Inconsistent. Although the project would preserve the existing oak ridge, the project would *inherently change the visual character of the site and surroundings through the introduction of commercial, institutional, and residential development; the removal of over 4,000 mature oak trees; and substantial sensitive habitat loss and landform alteration.*

8) Primary Goals 4. The rural character and heritage of South County with a strong sense of identity and place. The intent of this policy is to preserve the rural visual qualities of the South County planning area.

Preliminary Consistency Determination: Potentially Inconsistent. Although the project would preserve the existing oak ridge, the project would *inherently change the visual character of the site and surrounding landscape through the introduction of commercial, institutional, and residential development; the removal of over 4,000 mature oak trees; and substantial landform alteration.*

9) 6. The long-term sustainability of natural resources as growth occurs with sensitivity to the natural and built environment. The intent of this policy is to maintain a long-term balance between development and the natural environment.

Preliminary Consistency Determination: Potentially Inconsistent. Although the project would preserve the existing oak ridge, the project would *inherently change the visual character of the site and surrounding landscape through the introduction of commercial, institutional, and residential development; the removal of over 4,000 mature oaks; and substantial landform alteration.*

Greenhouse Gas Emissions/Air Quality/Transportation

There is significant and unavoidable impact in Vehicle Miles Traveled in the proposed project, as seen in the Draft EIR sections on Air Quality, Greenhouse Gas Emissions and Transportation. As climate change accelerates, now is not the time to have these kinds of impacts. In addition, there are several inconsistencies with County plans and policies in these areas, as found in the Draft EIR.

County of San Luis Obispo General Plan Conservation and Open Space Element Policy AQ 1.2 Reduce vehicle miles traveled. Require projects subject to discretionary review to minimize additional vehicle travel. The intent of this policy is to reduce VMT on a project-by-project basis.

Preliminary Consistency Determination: Potentially Inconsistent. Buildout of the DRSP *would result in an increase in overall VMT and VMT per employee even with implementation of Mitigation Measure TR/mm-3.1.*



DH-5
(cont'd)

DH-6

DH-7

There is an inconsistency with the Sustainable Communities Strategy as well in the Greenhouse Gas Emissions section, relating to: Infill Development and Location Efficiency 8. Support mixed-use and infill development near existing transit services and activity centers. (Ongoing) This strategy is focused on reducing VMT, and ultimately GHG, criteria air pollutant, PM, and TAC emissions by promoting coordinated planning efforts that focus on development of mixed-use communities and multimodal transportation systems, coupled with transportation demand strategies.

DH-7
(cont'd)

Preliminary Consistency Determination: Potentially Inconsistent. The DRSP proposes a mix of residential, commercial, and open space uses outside of the existing Nipomo URL. The Specific Plan Area is located adjacent to the Nipomo URL in an area planned for growth, including expansion of transit service, and is generally surrounded by existing residential development; **however, the project does not propose infill development and does not promote location efficiency.**

The Dana Reserve Specific Plan proposes to create negative consequences, including adding to the Jobs-Housing imbalance, as well as poor solutions to affordable housing, public services and recreation. The serious and long-term picture of climate change requires a much more thoughtful response to alternatives that would avoid the significant impacts to air quality, aesthetics, oak woodland and other biological resources, some of which are unique to very few parts of the world. Better alternatives need to be addressed in a revised Draft EIR for the Dana Reserve Specific Plan.

DH-8

Thank you for the opportunity to comment on this,

Dolores Howard
Creston resident



9.5.120.1 Response to Letter from Dolores Howard

Comment No.	Response
DH-1	This comment expresses this commenter's opposition to the proposed project and raises concern regarding the density of the proposed project and the project's Class I impacts. Refer to BR-2, which addresses comments related to population growth and DT-2, which addresses comments related to the project's Class I impacts.
DH-2	This comment raises concern regarding the alternatives analysis. Refer to AG-3 and AG-4, which address comments related to project alternatives.
DH-3	This comment reiterates the analysis included in Section 4.1, <i>Aesthetics</i> , of the DRSP EIR. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
DH-4	This comment raises concern regarding the project's Class I impacts related to aesthetic resources and asserts that alternatives should be developed which are consistent with applicable planning policies. Refer to CB-1, which addresses comments related to the project's visual impacts and AG-3 and AG-4, which address comments related to project alternatives.
DH-5	This comment reiterates the project's inconsistency with applicable planning documents, which have been identified in the EIR. Refer to ES-3, which addresses comments related to applicable planning policies.
DH-6	This comment reiterates the project's Class I impacts related to air quality and greenhouse gas emissions in addition to the project's inconsistency with applicable planning documents. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions and ES-3, which addresses comments related to applicable planning policies.
DH-7	This comment reiterates the project's inconsistency with applicable planning documents, which have been identified in the EIR. Refer to ES-3, which addresses comments related to applicable planning policies.
DH-8	This comment raises concern regarding jobs-to-housing balance, affordable housing, public services, recreation, and climate change. The comment asserts that additional alternatives should be developed to reduce the project's Class I impacts. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance; KK-11, which addresses comments related to affordable homes; MR-2 and KE-3, which responds to comments related to public services; KK-10, which addresses comments related to recreation; and GRo-3, which responds to comments related to air quality and greenhouse gas emissions. Additionally, refer to AG-3 and AG-4, which address comments related to project alternatives.

9.5.121 Herb Kandel

Jennifer Guetschow

From: Herb Kandel <herbkandel@gmail.com>
Sent: Monday, August 1, 2022 11:46 AM
To: Jennifer Guetschow
Subject: [EXT]Re: Comments on Draft EIR for Dana Reserve Specific Plan

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Ms. Guetschow,

Following are additional comments to the Draft EHR for the proposed Dana Reserve development.

Currently, Mitigation for oak trees does not differentiate mitigation requirements for the size of the tree, known as "DBH" (diameter at breast height). That is, a 3 or 6 inch diameter tree is replaced at the same ratio as a 3 foot or a 6 foot diameter tree. The multiple benefits of the larger trees are exponential, habitat provision, carbon sequestration, aesthetics, etc. This oversight should be corrected in the requirements for mitigation.

HK(2)-1

The scope of this project relative to cumulative impacts comes along once every 20 years. Many of the regulations and tools for development considerations are built for smaller impact projects. Some of the measures and tools for regulation and mitigation are not ready for the challenge of this project. For example, the Public Works department most often seeks in its planning a new road to minimize incidental impacts to a few trees here or there. The impacts of emissions during construction focus on dust abatement and some but inadequate look at fossil fuel emissions. A project of this size and scope requires stepping back to look at our inadequate piecemeal approaches to planning, permitting and mitigation.

HK(2)-2

Planning and public works should include current scientific understanding and a systems analysis to look holistically at the project's impacts that take into account aspects including but not limited to:

1. Cumulative climate impacts from the project;
2. Project redesigns to meet these holistic standards, e.g. retain existing oak woodland canopies
3. Accounting for measurable impacts of the delay time from species removal to implementation of mitigation measures.
4. Documenting prior local habitat losses with in the area to look at trends of impacts and loss to specifically assess regional impacts;
5. Identification of habitat corridors that still exist and where offsite mitigations have the most impact.
6. A comprehensive plan for mitigation banking should be initiated.

HK(2)-3

This project calls upon us to initiate the relevant planning tools to meet the scope of this project.

HK(2)-4

This project is not ordinary, and these times are not ordinary-- we need to improve our tools and assessment. If anything good may come from this proposal, it will require improved and up to date approaches.

↑ HK(2)-4
| (cont'd)
↓

Sincerely,

Herb Kandel
776 Inga Rd
Nipomo

On Sun, Jul 31, 2022 at 11:44 PM Herb Kandel <herbkandel@gmail.com> wrote:

Dear Jennifer Guetschow,

Please find my attached comments for the public record with comments and questions referencing the draft EIR for the Dana Reserve Specific Plan.

Please let me know that you received it,

Thank you!

Herb Kandel
776 Inga Rd.
Nipomo,

9.5.121.1 Response to Letter from Herb Kandel

Comment No.	Response
HK(2)-1	This comment asserts that the proposed mitigation for restoration of oak trees should include replacement of trees at a similar diameter at breast height (dbh) of those removed. Refer to MR-3 and JK-4, which responds to comments related to loss of oak trees.
HK(2)-2	This comment asserts that current planning, permitting, and mitigation strategies conducted by the County are inadequate and existing measures are inadequate for a project of this size. Examples included in the comment include measures for trees and greenhouse gas emissions. Refer to MR-3 and JK-4, which addresses comments related to mitigation for oak trees and Gro-3, which addresses comments related to greenhouse gas emissions. This comment does not identify any deficiency in this EIR; therefore, no changes in the environmental document are necessary.
HK(2)-3	This comment identifies a new strategy for planning, which includes an evaluation of cumulative climate impacts, project alternatives intended to reduce significant impacts, timing, documentation of existing conditions, and residual impacts. As identified in Chapter 4, <i>Environmental Impact Analysis</i> , the DRSP EIR was prepared in accordance with State CEQA Guidelines, which includes these methods. This comment does not identify any deficiency in this EIR; therefore, no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.
HK(2)-4	This comment suggests creating and incorporating new planning tools. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.

9.5.122 Nathan Schleifer

Delete Archive Report Reply Reply all Forward

[EXT]Impact for the Dana Reserve Project

NS Nathan Schleifer <nathan@tolife.email>
To: Jennifer Guetschow
Mon 8/1/2022 10:22 AM

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Hello Jennifer,

I am concerned that the positive impacts from the Dana Reserve Project will not overcome the negative social and economic benefits of the project.

My main concern is the impact that the water required for the additional homes will not be sustainable. Our family has been very careful to protect and save the water that the community has. How can adding 2500 homes be sustainable?

We need to have a study done as to how much the current community uses and how much more the new development will use and make sure that there is enough water for the new houses. It is not fair to the current community if our water situation becomes an emergency because of the new development.

The traffic is a big concern and should be fully implemented before any building starts. The developer should not be able to walk away without doing the work to support the development.

The beautiful landscape that we see now is going to go away. I will be sending some images that I now enjoy in the next email. The developer should have to pay for each Oak tree they cut down (the same amount that I have to pay). That will greatly make them plan better for the beauty of the development.

The cost of the housing does not support employees. They cannot afford the housing so how is it going to help with providing housing to workers?

Face it. The developer and land owner are going to profit hugely at the expense of the local community. Our local officials need to fight for the local community.

Please help us eliminate this blight on our community or limit it by reducing the number of homes associated.

Sincerely
Nathan Schleifer

--
e: nathan@tolife.email
p: 805.929.5206

NS-1
NS-2
NS-3
NS-4
NS-5
NS-6

[EXT]The view that we have of this property is worth too much

Nathan Schleifer <nathan@tolife.email>

Mon 8/1/2022 10:25 AM

To: Jennifer Guetschow <jGuetschow@co.slo.ca.us>

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Here is one photo of the Dana Reserve Property. We need to protect it. This is from Pomeroy looking north.



NS-7

Sincerely

Nathan Schleifer

--

e: nathan@tolife.email

p: 805.929.5206

c: 805.868.0750

9.5.122.1 Response to Letter from Nathan Schleifer

Comment No.	Response
NS-1	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.
NS-2	This comment raises concern regarding sustainable water supply. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
NS-3	This comment raises concern regarding the adequacy of the water studies conducted for the project. Refer to MR-1 and GRe-1 through Gre-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions and Gre-11, which addresses comments related to the adequacy of the water studies.
NS-4	This comment raises concern regarding implementation of roadway improvements. Refer to JK-7, which addresses comments related to roadway improvements.
NS-5	This comment raises concern over the change in landscape due to the loss of oak trees at the project site and suggests the developer pays for each oak tree that is removed from the site. Refer to BR-1, which addresses comments related to habitat loss and wildlife and MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
NS-6	This comment raises concern regarding affordable housing. Refer to KK-11, which addresses comments related to affordable housing.
NS-7	This comment includes a photograph of the landscape. No revisions to the EIR are necessary.

9.5.123 Eva Ulz



1124 Nipomo St
Suite C
San Luis Obispo
California 93401
ph: 805-593-0926
fax: 805-593-0946

babaknaficy@sbcglobal.net

Law Offices of **Babak Naficy**

VIA EMAIL AND BY HAND

August 1, 2022

County of San Luis Obispo
Department of Planning and Building
Attn: Dana Reserve/Jennifer Guetschow
976 Osos Street, Rm 300
San Luis Obispo, CA 93408
JGuetschow@co.slo.ca.us

Re: Dana Reserve Specific Plan Draft Environmental Impact Report

Dear Ms. Guetschow, et al:

I am writing to endorse the Northern Chumash Tribal Council's comments on the Dana Reserve Specific Plan Draft Environmental Impact Report (DEIR) and to raise the additional, overlapping issue of the grossly inadequate historical analysis of the Project area.

EUI-1

The undersigned, Eva Ulz, was executive director of the History Center of San Luis Obispo County from 2014 to 2018. Ms. Ulz has served on the Dana Adobe Nipomo Amigos (DANA) board of directors and acted as its interim executive director for several months in 2018. Ms. Ulz also served on the California Preservation Program Steering Committee and the City of San Luis Obispo's Jack House Committee. She currently serves as chair of the City of San Luis Obispo's cultural heritage committee and is a member of the California Preservation Foundation education committee.

EUI-2

The DEIR failed to consult local archives.

No information is given regarding the specific "literature and data review" or "background research" used in the preparation of Section 4.5 "Cultural Resources" of the DEIR, however, according to Subsection 4.5.1.3.1 "Records Search," it appears that no local archives were consulted. Relevant information exists in the research libraries and collections of the History Center of San Luis Obispo and Dana Adobe Nipomo Amigos (DANA). Additionally, relevant information may also be in the Cal Poly Special Collections, South County Historical Society, and other local archives.

EUI-3

The History Center was formed in the 1950s—in partnership with the County and City of San Luis Obispo—and acquired the Dana Adobe shortly thereafter, eventually passing the property to the Dana Adobe Nipomo Amigos (DANA) decades later. The History Center maintains a research library and historical archive which contains significant primary and secondary sources regarding the history of Rancho Nipomo, the nearly 38,000-acre Mexican land grant to Captain William Goodwin Dana in 1837.

DANA also maintains a library of books, documents, and research regarding the history and evolution of the Dana family and Rancho Nipomo throughout the 19th and 20th centuries.

As a result, Section 4.5.1 “Cultural Resources: Existing Conditions” omits critical local historical context.

Had the local sources described herein been consulted, the DEIR would likely not be entirely bereft of local historical context. For example, the DEIR recites generic Mission-era history but fails to include any meaningful mention of Rancho Nipomo, including the fact that the entire Nipomo area was under unified ownership of the Dana family for much of the 19th century and operated as working rancho.

Likewise, no mention is made of Nipumu, the Chumash village that existed there long before and up to and including the rancho era; some local historians believe that villagers may have worked as vaqueros on the Danas’ rancho.

Neither is there any information about the agricultural revolution that took place in Nipomo after the droughts of the 1860s broke the ranchos. Dorothea Lange’s famous “Migrant Mother” photograph was taken in Nipomo during the dustbowl migration of the Great Depression. Several years later, the culturally and ethnically diverse Nipomo farming community was shaken by the Japanese Internment.

Omission of local historical context from the description of the existing conditions at and surrounding the Project area is a fatal flaw because it precludes the DEIR’s ability to identify and disclose potentially significant adverse impacts to the historical and cultural resources that communicate these historical events and themes—many of which have statewide, if not national, significance.

EUI-3
(cont’d)

EUI-4

EUI-5

EUI-6

There is substantial evidence that the 0.25-mile radius adopted for cultural resources identification is inadequate.

EUI-7

DEIR Subsection 4.5.1.3.1 announces without explanation that the search for existing cultural resources was limited to a 0.25-mile radius around the Project Area. However, as explained above, the complex history of land ownership in the Nipomo area clearly shows that such a limitation is both arbitrary and inadequate, particularly in light of the fact that certain off-site Project improvements have not yet been located and will almost certainly be sited as to adversely impact historical and cultural resources.

EUI-8

Although the Dana Adobe now sits on less than 2 acres (adjacent to a 100-acre County-managed open space), the historical boundaries of the rancho encompassed nearly all of modern Nipomo. The DEIR's failure to recognize and disclose this essential fact, inter alia, shows that not only does the DEIR provide no evidence provided to support the apparently arbitrary 0.25-mile radius, but there is substantial evidence that supports requiring a much wider ranging inquiry.

EUI-9

Given the complete lack of any local historical context and omission of easily discovered and highly relevant facts—particularly in the face of the DEIR's apparent reliance on a generic Mission-era historical statement—it is questionable whether such significant deficits can even be remedied by a response to comments. In my opinion, the only adequate remedy for these omissions is a revised and expanded historical and cultural resources report.

EUI-10

Sincerely,



Eva Ulz
Certified Law Clerk
Supervised by Babak Naficy

Cc: Northern Chumash Tribal Counsel; Babak Naficy



Northern Chumash Tribal Council

A Native American Corporation
PO Box 6533, CA 93412 (805) 356-6149



County of San Luis Obispo
Department of Planning and Building
ATTN: Dana Reserve/Jennifer Guetschow
976 Osos Street, Room 300
San Luis Obispo, CA 93408

RE: Dana Reserve Specific Plan Draft Environmental Impact Report

Dear Ms. Guetschow:

The Northern Chumash Tribal Council (NCTC; the Tribe) submits the following comments on the Cultural Resources and Tribal Cultural Resources sections of the Draft Environmental Impact Report (DEIR) for the Dana Reserve Specific Plan (the Project). In general, we find these sections of the DEIR are poorly written and demonstrate a general lack of familiarity with the local resources. Many of their conclusions and recommendations aren't substantiated with facts or reasonable assumptions based on facts. Moreover, the requirements of CEQA regarding the evaluation of California Register of Historic Places (CRHR) eligibility, impact assessment, and mitigation are skirted or ignored outright.

Section 4.5.1, Existing Conditions

The section does not demonstrate any understanding of the local history, prehistory, or archaeology which is the necessary context for the assessment of impacts on sites in the Project area. It completely ignores the Chumash history of Nipomo and lacks any discussion of local sites of importance to which the resources in the Project area may be related. The ethnographic overview even fails to mention the most relevant Chumash place in the region, *Nipumu*, the Northern Chumash village for which the current town of Nipomo is named. This is a substantial oversight that demonstrates the lack of knowledge regarding the study area. CA-SLO-809, the archaeological site associated with that village, is less than a mile away from the Project and should have been mentioned as the most substantial and well-known site in the area, even though it's beyond the arbitrary quarter-mile radius of the records search. The excavation at CA-SLO-809 is still the most substantial excavation in the local area; its findings provide the basis for the local prehistoric cultural sequence and should have been referenced in the overview section. Another omission has to do with the well-known discovery of a Clovis point in the hills surrounding the valley, substantiating the Late Paleoindian use of the area.

The Euro-American history of Nipomo is simply glossed over as well. There is no historical overview, even though the ranching history of the area is mentioned in passing and one historical archaeological site was identified in the project area. The Dana Rancho gets no mention anywhere, a considerable oversight since it provides critical historical context for the study area (and considering the Project name), even if the Adobe itself is more than 0.25 miles distant. In general, this section is poorly written, sloppy, and internally inconsistent. In addition to the omissions already noted, it also contains factual errors. For example, Mission San Fernando Rey is not in the Chumash territory, as stated on pages 4.5-2; it is in the Tataviam/Gabrielino area.

ENVIRONMENTAL & LAND-USE CONSULTING
EDUCATIONAL SERVICES TEACHING NATURE, NATIVE CULTURES & FARMING
NorthernChumash.org

EUI-11

Section 4.5.13, Existing Cultural Resources

The DEIR glosses over the history of the project area and writes off one site (P-40-002271) as insignificant because it is “undoubtedly historic” (pg 4.5.2-8) without providing evidence or explaining how they determined its age or reached this judgment regarding its significance. This information should be provided. Given the proximity of the Dana Adobe and the known historic uses of the area, this judgment should be reconsidered (or at least better supported).

Since all these sites seem to contain marine shells that can be dated using radiocarbon, please explain why that wasn’t done. Such dating would have helped in evaluating the eligibility of these sites for the CRHR and assessing potential Project impacts.

It does not appear that there has been any study of the proposed offsite conservation area/mitigation lands over in the hills on the other side of the valley. This area is part of the Project and should have been studied at the same level. In our experience, there are activities related to biological mitigation, water and range management, and other activities that could occur on these lands and would definitely impact any cultural resources present.

Section 4.5.1.3.2, Native American Coordination

This section refers to a positive response from the Native American Heritage Commission (NAHC) but there was no effort to identify the nature or location of sacred lands in the Project area so they could be protected. The reader is referred to Section 4.18 for a description of tribal consultation, but that section doesn’t discuss sacred lands and the NAHC response was not disclosed to NCTC or other tribal consultants. We received no response to our additional inquiries to the County about this matter. For these and other reasons, consultation is not completed to our satisfaction. If there are identified sacred sites they have to be considered in the early planning stages so they can be respected and protected. The County should require an ethnohistoric study to identify sacred sites so Project impacts can be identified and mitigated.

Section 4.5.4, Impact Assessment and Methodology

The County will assume that archaeological sites DR-001, P-40-2132, and P-40-2273 are eligible for the California Register for the purposes of the project, and are thus historical resources under CEQA, but the DEIR does not explain what qualities these sites have that would make them CRHR-eligible (Section 4.5.4, pp 4.5-16). Please provide this information. The DEIR avers that this assumption is based on the results of the Extended Phase I (XP1) investigation, but the XP1 study was only intended to define the vertical and horizontal extent of identified archaeological resources (i.e., the boundaries of the archaeological sites—see Morgan Bird’s 12-13-21 letter report to Senior Planner Jennifer Guetschow). The XP1 was helpful in defining the structure and content of the resources but does not constitute a significant evaluation, which is necessary at this point. This is a critical omission since it is



EUI-11
(cont'd)

the Project's effects on those significant qualities of the sites that determine whether an impact is significant. How is the Tribe or the public judge the validity of the County's assumptions or the efficacy of the proposed mitigation without this critical missing information? Please explain why the cultural resources in the Project area were not evaluated for significance. This deficiency must be remedied in order to adequately determine the age of the cultural resources, identify their function(s), define the qualities that make the sites significant and justify recommendations regarding significance, avoidance, and other mitigation measures.

A letter to your department dated 12-13-21 from Cultural Resource Specialist Morgan Bird refers to a subsequent "comprehensive technical report." This report has not been supplied to the Tribe, and we request that it be provided now and that the comment period on the DEIR be extended for 30 days from our receipt of said document to allow us additional time for review and comment.

Section 4.5.5, Project-Specific Impacts and Mitigation Measures

Mitigation measures (MM) CR/mm-1.1 and -3.1 delay environmental review of off-site improvements and defer identification of impacts and MMs to some future unspecified time. They declare that unidentified historical and archaeological resources could be impacted but that those impacts would be less than significant with mitigation. However, these mitigation measures only require preparation of reports and do not specify that resources shall be avoided, or other mitigation. It is improper and inconsistent with CEQA requirements to rely on a future plan or report without additional public review as mitigation now. It is not necessary to know the "precise location" of the offsite improvements. A general area for these potential effects should be identified now, and the architectural/historical/archaeological studies should be completed and reported in the EIR so that design changes can be implemented to avoid any significant resources.

Please clarify whether the known archaeological sites shall be avoided or not? The EIR uses squishy language. CR/mm-2.1 says the parts of the sites found to contain subsurface deposits "shall be avoided." But then CR/mm-2.2 says, essentially, "oh that's okay, if we can't we'll do data recovery." Which is it, who decides, and when, and what are the circumstances that would preclude avoidance? None of this is specified, as it must be.

Since data recovery through excavation is not the only feasible mitigation for the impacts of this Project, the EIR must explain why avoidance and preservation in place are not feasible or why other measures better mitigate the impacts.

The DEIR notes that subsurface archaeological deposits exist in some small areas, and those areas are "potentially significant." These small areas where they identified subsurface layers are to be protected as ESAs, but the areas are not specified and we're not told where we can find that information, even if it's confidential and controlled. The Tribe requests detailed maps showing the locations of all proposed ESAs, and further requests that the comment period of the DEIR be extended for 30 days following receipt of those maps to allow sufficient time for review and comment.

EUI-11
(cont'd)

The argument that surface deposits without identified subsurface components are not eligible for the CRHR is based on a highly contingent set of assumptions that are not specified in the DEIR and requires substantiation, which might well have been obtained if a realistic program of site testing and evaluation had been carried out. Without meaningful testing results, however, such a conclusion is not justified. For example, a sparse surface deposit that is 8-10,000 years old might well be judged significant, while a similar deposit of only 500 years might not. Since we know that sites of Clovis age (as much as 12,000 years old) exist in the Nipomo area, it is premature to disregard these sparse surface deposits.

Regarding CR/mm-2.2, what does it mean to say “The Data Recovery Plan will be tailored to the level of physical disturbance at each resource (if any)”? First of all, if there’s no physical disturbance why do data recovery? But more importantly, data recovery should be tailored to the significant qualities of the sites and the amount of data needed to answer the questions in the research design. It has nothing to do with the extent of disturbance. If the intent is to have specific measures for the amount of hand excavation, linked somehow to the amount of site disturbance, then that must be specified in the DEIR in some concrete way (either volume of excavation, or percentage of the site, or a ratio of the volume of site disturbance, or some other concrete measure) so the Tribe has an opportunity to review and comment. Such decisions cannot be deferred to some unspecified future time.

When data recovery is the only feasible mitigation, a data recovery plan “shall be prepared and adopted prior to any excavation being undertaken.” There are specific requirements for data recovery plans. Even though the CEQA Guidelines allow for certain details of a mitigation measure to be specified project approval when it is impractical or infeasible to include those details during the project’s environmental review, it seems perfectly feasible and practical to include the data recovery plan as an appendix to the DEIR in this case. Moreover, it will be impossible to gauge the adequacy of the measure, whether it is proportional to the impacts, and whether there are any residual impacts without knowing the details of the plan.

MM CR/mm-2.3 calls for a Cultural Resource Protection Plan which may or may not include some level of tribal and archaeological monitoring. The language is unclear. Given the nature of archaeological resources on the Nipomo Mesa there is a high likelihood that sites will be discovered during construction. For that reason, tribal and archaeological monitoring of all ground disturbance should be required as a specific mitigation measure, and not just in the vicinity of known sites. The DEIR should provide details regarding the extent of monitoring required, when it shall occur, by whom, and under what conditions; such details are all omitted. These critical details cannot be deferred to some later, unspecified time. Again, the Tribes and public then have no way of judging the adequacy of the monitoring effort to mitigate impacts.

Along these same lines, there is no explanation of just what should happen when previously unidentified sites are discovered, or when unanticipated artifacts and features are found in the known sites. Please include this information in the DEIR. Definition of these mitigation details cannot be deferred; they must be included as specific measures in the EIR.

9.5.123.1 Response to Letter from Eva Ulz

Comment No.	Response
EUI-1	This comment provides this commenter's intent in responding to the EIR. This comment does not identify any deficiency in this EIR; therefore, no changes in the environmental document are necessary.
EUI-2	This comment provides this commenter's background as it relates to the proposed project. This comment does not identify any deficiency in this EIR; therefore, no changes in the environmental document are necessary.
EUI-3	This comment asserts that the EIR fails to consult local archives. The technical report contains an expanded history discussion. Given the lack of significant historic resources (archaeological or built environment), the section's discussion is commensurate with the findings. There are no documented land uses for the subject parcel to suggest that it ever played a distinctive role in the evolution of Rancho Nipomo. The parcel's acreage appears to have remained unsubdivided from 1878 through the present day. This comment does not identify any deficiency in this EIR; therefore, no changes in the environmental document are necessary.
EUI-4	This comment asserts that Section 4.5.1 of the EIR omits critical local historical context related to the <i>Nipumu</i> . The omission of <i>Nipumu</i> will be revised in the section.
EUI-5	This comment asserts that Section 4.5.1 of the EIR omits critical local historical context related to the agricultural revolution. No archaeological evidence, or otherwise indicates the project area includes agricultural development. The setting and background are commensurate with the types of resources present.
EUI-6	This comment asserts that Section 4.5.1 of the EIR omits critical local historical context from the description of existing conditions. The technical report contains an expanded history discussion. Given the lack of significant historic resources (archaeological or built environment), the section's discussion is commensurate with the findings. There are no documented land uses for the subject parcel to suggest that it ever played a distinctive role in the evolution of Rancho Nipomo. The parcel's acreage appears to have remained unsubdivided from 1878 through the present day. Therefore, no changes in the environmental document are necessary.
EUI-7	This comment asserts that the 0.25-mile radius is inadequate for the proposed project. The comment will be made part of the administrative record and provided to local decision makers for their consideration. Therefore, no changes in the environmental document are necessary.
EUI-8	This comment asserts that the 0.25-mile radius is inadequate for off-site improvements. Off-site improvements are analyzed at the Programmatic level. Therefore, no changes in the environmental document are necessary.
EUI-9	This comment asserts that adequate reference to Dana Adobe was not adequately addressed in the DEIR. There are no documented land uses for the subject parcel to suggest that it ever played a distinctive role in the evolution of Rancho Nipomo. The parcel's acreage appears to have remained unsubdivided from 1878 through the present day. Therefore, no changes in the environmental document are necessary.
EUI-10	This comment suggests preparation of a revised and expanded historical and cultural resources report. The comment will be made part of the administrative record and provided to local decision makers for their consideration.
EUI-11	The commenter has included the NCTC comment letter as an attachment. Please refer to Section 9.3.13 for responses to the NCTC comments.

9.5.124 Eric Urbain

Jennifer Guetschow

From: Eric U <ericu35120@gmail.com>
Sent: Monday, August 1, 2022 1:08 AM
To: Jennifer Guetschow
Subject: [EXT]EIR--Dana Reserve Specific Plan

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Jennifer Guetschow, To Whom It May Concern,

The proposed Dana Reserve Specific Plan should be halted primarily because its impacts are far greater than the social and economic benefits of the project. First, the dense tract development does not fit with the rural nature of our community. A lot of design elements and window dressing has been put into this project to make it sound and seem like something that would be fitting (equestrian trails, architectural designs, etc.), but as you are likely aware the underlying goal of those proposing this project is to make millions of dollars for the developers while enticing planners with an exchange of potential tax dollars and a hope for more housing. We need you to see sharply through and about this dense project that is not consistent and not compatible with the area and good planning principles.

IEUr-1

EUR-2

Good land planning should take into account the gestalt or the bigger picture of the people and places that make up the community. Decimating an area of oak woodland is not respectful, please protect the existing oaks as they are and the habitat that they create. You know--and our oak ordinance validates--that these oaks and the resulting oak woodland habitat took time to grow, they have intrinsic value, and a development of this size and density is not properly mitigating its impacts upon the oaks and 5 other Class I impacts to Biological Resources including the Burton Mesa caharral and possibly the Pismo Clarkia.

EUR-3

Recently I had the opportunity to travel throughout many counties and cities in California and the coast of Oregon. Over and over I was impressed with the appreciation and protection of the natural elements that make up those regions. It was this love, respect and intermingling with nature that made those places worth living and worth visiting. On my way back home I traveled through areas that were not gifted with natural resources or the natural resources were removed. In those places, no one cared to be there. The word and image of barren, dry hills come to mind. And where there were developments there still was no *real* sense of place or of hope/energy of the community. Natural habitat attracts humans just as it does wildlife, it brings a certain sustainability, a value, a beauty and something that cannot be replaced--economically and especially socially (care and appreciation of other animals and natural resources...it is this care for another that is especially helpful to encourage/inspire us to sustain this democracy in divided times). Yet, if land planning is not adjudicated well, that which took so long to create is easily destroyed. A loss of great magnitude occurs to humans and animals, devastating more than our awareness manages. Developers are tempted to ignore this, but you have been entrusted to uphold principles of good land planning and to ensure that guidelines are met and ideally surpassed. I'm sure you have seen and felt the loss of areas that were poorly planned and what has become of the region. The word cruel comes to mind, devoid of hope for any remedy. Many of us in the community go to work every day--just as I imagine you do--to create something of worth, of beauty, of value, something worthy of enduring. Not for today and tomorrow but for an inspired and sustained future that we know little about. We each have benefited from those who have worked similarly before us, many of whom respected and protected nature for us to appreciate. Nature sustains us, those 3,400 oak trees and the wildlife that they provide sustain us. It is what makes areas liveable and loveable, and in the big picture it is what *really* makes areas economically and socially valuable and viable.

EUR-4

I have many significant concerns, some which remain unmitigated, these concerns outweigh any social and economic benefit from the project in its current form. Please send the project back for revision because I deserve better, the community of Nipomo deserves better than: **traffic accidents and Pomeroy's death turn, traffic density, noise** in a rural natured area, **views and wildlife habitat of oak woodland destroyed, lot sizes** and high density are not compatible and

EUR-5

consistent with the nature of the acreage lots in the area, **air pollution and further jeopardizing the pulmonary health of Nipomo's citizens, seawater intrusion, water supply/severe drought and thirst, Key Wells Index shows a declining water level, not adequately addressing CEQA requirements, the burden of housing goals placed on the small rural nature of the Nipomo community, the false and disrespectful mitigation measures to "offset" oak removal and wildlife habitat** in our area by the developer. The proposal is not equivalent and not nearly mitigated. Send this project back, do not let the developer despoil the land with this overly ambitious project that is clearly not consistent or compatible with nature and the nature of our community.

EUR-5
(cont'd)

Respectfully,
Eric Urbain

9.5.124.1 Response to Letter from Eric Urbain

Comment No.	Response
EUr-1	This comment expresses concerns related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.
EUr-2	This comment raises concern regarding the project's consistency with the existing visual character and rural nature of the project area. Refer to PH-1, which addresses this comment.
EUr-3	This comment raises concern regarding the loss of oak trees at the project site, inconsistency with the County's Oak Woodland Ordinance, and adequacy of mitigation for biological resources. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site and ES-3, which addresses comments related to applicable planning policies.
EUr-4	This comment raises concern regarding the loss of oak trees and natural habitat as a result of proposed development. This comment also asserts that the oak trees lend toward the economic and social value of the community. Refer to BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and CE-3, which addresses comments related to social and economic impacts.
EUr-5	This comment raises concern regarding an increase in social and economic impacts, traffic congestion, noise, degradation of views of oak woodlands and natural habitats and adequacy of proposed mitigation, consistency with the rural nature of the project area, air pollution, water supply and quality during drought conditions, and density of proposed housing. Refer to CE-3, which addresses comments related to social and economic impacts; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; PH-1, which addresses comments related to the project's consistency with the rural nature of the project area; GRo-3, which responds to comments related to air quality and greenhouse gas emissions; MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; and BR-2, which addresses comments related the density of proposed residential uses.

9.5.125 Valerie Vaz

Jennifer Guetschow

From: Valerie Vaz <valvaz100@gmail.com>
Sent: Monday, August 1, 2022 2:21 PM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

As a resident of South County I was happy to see Dana Reserve as a proposed project. It will provide much needed housing to the south county, including affordable housing.

I moved to the Central Coast with a job transfer 7 years ago. I was fortunate to be able to buy my home when I moved. With that said, I was earning above a "head of household" income, and had a housing budget up to \$500k. I was able to find a 3/2 townhouse in Arroyo Grande for \$485k. Today, I could not afford to buy my own home.

As we attempt to attract new companies to the region, we need to provide housing for their workforce. I believe that the lack of inventory will continue to drive up our home prices and price out potential employees.

I fully SUPPORT Dana Reserve!

-

Valerie Vaz
cell 805-234-5285 | email valvaz100@gmail.com

VV-1

9.5.125.1 Response to Letter from Valerie Vaz

Comment No.	Response
VV-1	This comment states support for the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.126 Kimberley and Darrell Victor

From: Kimberley Victor <victors2000@att.net>
Sent: Monday, August 1, 2022 8:50 AM
To: Jennifer Guetschow
Subject: [EXT]Dana Reserve

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Nipomo should slow down and re-visit all projects on the books. To say that a project has been on the path for ten years was fine 25 years ago. This is a new world. Our climate is changing right before our eyes. What was done in the past no longer applies. All projects that have to do with water use has to be dealt with as we did with environmental issues (EIR) in the past moving forward. Pumping more water out of the ground is not the answer moving forward. What happens when we over pump our ground supplies and saltwater intrusion happens. A contract agreed upon as little as a couple of years ago has to be revisited with a projected study of scenarios from best to worst case before any medium to large project should move forward. We cannot endanger the residents of south county for the benefit of a small portion of us. This project has to be reduced or put on hold.
Thank you,
Kimberley & Darrell Victor
665 Sequoia Ln., Nipomo

KDV-1

KDV-2

IKDV-3

9.5.126.1 Response to Letter from Kimberley and Darrell Victor

Comment No.	Response
KDV-1	This comment raises concern regarding climate change and water use. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions and MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
KDV-2	This comment raises concern of the reliability of water supply. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
KDV-3	This comment suggests postponing the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.127 Paula Browne

Der Jenifer

My name is Sue Shaleen I live at 749 Glenhaven Place, Nipomo CA. I am submitting a public comment regarding Dana Reserve Development, for Paula Brown, 765 Glenhaven Place, Nipomo CA. Paula does not have internet but would like to make a comment.

PB-1

"I have lived here in Nipomo since 1970. I have seen many changes over the years. The DRD has me concerned over the many houses that will be squeezed together on this parcel. The housing is too condensed, it will create an overload of traffic, pollution, hurt our wild life, and stress our current Public Services.

PB-2

My water bill continues to go up- we are told we are in a severe drought. The water company is guaranteeing water for this project. If they have the power to guarantee water for all, then end the drought. They do not have that absolute power. I'm asking the planning commission to rethink the scope of this project.

PB-3

I oppose it. Thank you , Paula Browne."

9.5.127.1 Response to Letter from Paula Browne

Comment No.	Response
PB-1	This comment provides background on the commenter. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
PB-2	This comment raises concern regarding traffic, pollution, biological resources, and public services. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of transportation improvements; GRO-3, which responds to comments related to air quality and greenhouse gas emissions; BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; and MR-2 and KE-3, which responds to comments related to public services.
PB-3	This comment raises concern regarding water supply and associated costs. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply and associated costs.

9.5.128 Alfred Holzheu, President, California Fresh Market



2886 Mission Drive, Solvang CA 93463

555 Five Cities Drive, Pismo Beach CA 93449
771 E Foothill Blvd, San Luis Obispo, CA 93405

Jennifer Guetschow
County of San Luis Obispo
Via email: jguetschow@co.slo.ca.us
Draft Environmental Impact Report Dana Reserve

Dear Jennifer Guetschow,

I am writing on behalf of California Fresh Markets to express support for the proposed development of Dana Reserve (Cañada Ranch).

California Fresh Markets are a locally owned chain who have served the Tri-Counties for over 50 years with stores in Solvang, Pismo Beach and San Luis Obispo, specializes in freshly prepared wholesome foods, along with a complete supermarket selection of conventional/organic/gourmet vegetables, grocery products, deli meats and cheeses, local wines, adult beverages from many local sources and all of the USA and the world. We roast our own coffees, prepare all our deli salads, hot foods, Sushi, freshly made juices and much more from scratch every day.

Dana Reserve in Nipomo is a perfect location for us, located in the growing Central Coast area and conveniently between our other stores. We look forward to the added housing for employee's close to our Pismo and San Luis Obispo locations and of course this location as well. And, due to our focus on customer service, and the need to make so many of our products fresh every day, we expect at least 120 employees, with over half fulltime and a management staff of highly trained department managers, ie. Service Deli, Produce, Fresh Service Meats, Grocery and Adult Beverages.

We are excited about bring our special brand of commitment to Fresh Foods to Dana Reserve and the Nipomo area and of course completely support the Dana Reserve Specific Plan.

Sincerely

A handwritten signature in black ink, appearing to read "Alfred Holzheu".

Alfred Holzheu
President
California Fresh Markets.

CFM-1

**9.5.128.1 Response to Letter from Alfred Holzheu, President,
California Fresh Market**

Comment No.	Response
CFM-1	This comment expresses support for the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.

9.5.129 John Joyce

I am sending you this letter in opposition to the 288-acre Dana Reserve Project because the overall impacts of this development outweigh any social and economic benefits of the project.

I'm a resident living adjacent to the proposed site. I have read the Dana Reserve Specific Plan, attended an online meeting last year with the developer and county, the July 14th public meeting (also disappointingly online) and read through the Draft Environmental Impact Report (DEIR) to provide my comments below.

The prepared DEIR for the project determined 6 Un-mitigatable, significant issues including:

1. Biological impacts (3,948 oaks trees to be removed, federally endangered species to be removed, special habitats to be destroyed)
2. Land Planning (multiple elements of the project are out of alignment with the South County Area Plan. Most egregious are the extremely small lots planned to be immediately adjacent to our neighborhood of greater than 1 acre lots.)
3. Housing (there are not enough jobs in Nipomo to support such dense housing which will increase traffic)
4. Transportation (increased traffic impacts on many roads around the project and throughout Nipomo)
5. Air Quality (some of our neighbors and I have medical issues and will suffer from the high allowable dust emissions during construction since we are directly downwind)
6. Greenhouse Gas Emissions

My wife and I own and live one lot away from the boundary line between our established rural neighborhood and this large dense project. IMHO this project will destroy the 40 year old rural nature of our neighborhood and that's the main reason we moved here in the first place.

We were not notified by our sellers or their realtor that the project application had been approved by the County Board of Commissioners when we purchased this property one lot away from the proposed development. We've not received any mailed notifications from the county about opportunities to comment on the project in the entire time we have lived here. There has not been sufficient outreach by the developer or opportunity for the community to comment by the county. Our County Commissioner, apparently in the pocket of these developers has refused to meet with us to discuss our concerns.

There are many significant impacts from the Dana Reserve Project that will negatively impact the whole Nipomo Community, not just immediately adjacent residents like us.

Our specific concerns follow.

JJ-1

JJ-2

JJ-3

JJ-4

JJ-5

JJ-6

JJ-7

Biological:

- Six Class I impacts to Biological Resources are identified in the Draft EIR: The Draft EIR fails to address these adequately. There would be additional Class I impacts, such as to Pismo Clarkia, in which mitigation measures for replanting has been unsuccessful in the past.
- Allowing Burton Mesa chaparral mitigation outside SLO County or off the Nipomo Mesa, is inadequate mitigation, considering these habitats are not adjacent to the project site. This will impact wildlife that cannot relocate.
- The developer is not being environmentally responsible by only preserving the oaks in the middle of the project site, and then buying a remote hilltop parcel (Dana Ridge) with oak trees. The Dana Ridge is not an appropriate mitigation site for loss of oaks and Oak Woodland (Impacts BIO 15 and 18 in the DEIR). If this project is approved as is, in the future, developers will continue to clear large swaths of trees in prime habitat for oaks and other sensitive species, in favor of undesirable locations on the fringes of where oaks can survive. This will lead to a total net loss of oaks in the county. This will also undermine the existing Oak Tree Ordinance for all future developments that come up in the county and cause the overall loss of this sensitive and very important resource for everyone in our county.
- Additional alternatives should be considered and drawn out for reviewing to reduce the impacts to onsite oaks and rare plants and habitats. Consideration should be given to much reduced housing. Maintain linkage of the native habitats left onsite. This project is overly loaded with homes to the detriment of the biological resources on-site.
- Certainly there should be consideration of larger lots adjacent to the existing rural adjacent property in those neighborhoods impacted. Ours is one of those particularly impacted.
- The county needs to provide maps and additional rationale for the alternatives offered and develop other alternatives that reduce the overall number of new homes and show the advantages of a smaller project.

Land Use Planning:

- The EIR states that the County's South County Area Plan includes an outline for future development of La Canada Ranch (another name for the project site) This identified the following land uses in order of priority: 1. Open space uses 2. Industrial Park(s) 3. Commercial retail uses. 4. Residential areas.
- The prioritization of these land uses show that preservation of on-site oak woodlands and development of job-generating commercial and industrial uses were intended to be the primary focus of future development on-site for La Canada Ranch. These projects priorities are backwards and the reverse of the South County Area Plan.
- Alternatives should focus on rectifying the jobs/housing imbalance within Nipomo rather than simply making it worse. We already have traffic jams on the 101 at rush hours and this project

JJ-8

JJ-9

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JJ-15

will exacerbate the problem.

- Planning Commissioner Don Campbell directly attacked me online for my comments by saying neighboring houses on 1+ acreage should “get over” having high density housing immediately adjacent to our property during the July 14th on-line meeting. He said there were no cattle grazing on the current Dana Reserve, which is a lie, I have photographic proof. I have heard from several of my neighbors on our 1+ acre sized lots that the zoning for the neighboring project being changed from Rural Residential (RR) to Single Family (SFR) or Multi Family Residential (MFR) is a huge concern. Furthermore, he went on about his close relationship with the developer. I believe Campbell should apologize to me and recuse himself from any further deliberation or voting on this project based on his obvious bias. This bias was clearly demonstrated by Campbell even though we were all asked by the planning manager at the beginning of the meeting to avoid this type of behavior.
- Additionally, there are real concerns from my neighbors that have roosters, chickens, peacocks, parrots, horses, goats, and cattle. Despite Don’s comments that the surrounding area “is not AG”, we are allowed these animals in certain densities on our land. New families moving into these SFR and MFR lots will likely not appreciate these animals and their accompanied sounds and smells. This sets the scene for major conflicts. That concern and proposed resolution such as an outward-inward phased zoning belongs in the EIR.
- The space between these lots and those in the plan is only a 15ft setback. That minimally sized buffer will not be sufficient to prevent future conflicts that will likely occur between these lots with drastically different zoning.
- Protection of views of more native oak trees onsite would lessen the overall biological and aesthetic impacts on the rural character of our area. We don’t want to live with an ugly walled compound next door either. A significantly mature plant boundary is desirable.

Water:

- The EIR itself states that water allocations from the NCS D should exceed buildout of the project but the specific timing of buildout is not known and the reliability of future water supply is uncertain due to the clear potential for prolonged periods of drought and cutbacks in the State Project Water.
- In the project’s EIR, they are concerned that the drought will exceed the stage V drought analysis, so much so that in order for the developer to develop each stage, water allocations will have to be deemed sufficient or development will be paused. A partially finished project will be an eyesore from the 101 highway, Willow and to the neighbors. Also an air quality disaster for those living adjacent downwind with lung issues like us.
- However, despite all the backroom work to bring water into the new development, a water recycling line for irrigation to mitigate depleted regional water resources is not planned for this project. If we build a new development in a water parched area, we should include all water saving measures at our disposal, not just leave it to chance that the developer will do the right things. Key well levels in Nipomo have continued to fall despite the import of water from Santa

↑ JJ-15
↑ (cont'd)

JJ-16

JJ-17

JJ-18

JJ-19

JJ-20

JJ-21
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Maria. A water recycling plan for the community and region plus a recycled water line should be included in the project as was included for Trilogy and Cypress Ridge.

↑ JJ-21
I (cont'd)

Public Facilities:

- The EIR states that Nipomo High School is already at capacity and buildout of the Specific Plan Area would further contribute to this crowding. This will impact the experience for all Nipomo students.
- Additionally, this development is within the Lange Elementary boundary, which doesn't have the capacity for all students expected to attend, so the EIR states its likely all these students will need to go to Nipomo Elementary. This school is on the other side of the freeway, and it's likely that this will cause additional backup on either North Frontage and Tefft or Thompson as most kids will be picked up and dropped off. The EIR consultant stated during the July 14th call that Lucia Mar Unified School District (LMUSD) had concerns about this plan, but that fees mitigated this concern under CEQA. However, additional alternatives to this development plan, which would reduce the overall amount of homes on-site would help to alleviate LMUSD's and existing parent residents' concerns.
- The development of a park in the middle of the proposed project looks at first glance like an amenity; however, County Parks comments in the EIR state that "the proposed park site is too small and encumbered with drainage features that should not count toward acres used for park land" with regards to the CEQA analysis.
- Additionally, the developer requested that a Quimby Fee credit for conveyance of the park land to the County be waived. However, County Parks stated that "a waiver of Quimby Fees would mean the long-term maintenance of the park would not be adequately accommodated."
- Why would we let a developer propose a park, then not properly plan for the long-term maintenance? If Quimby fees are not paid, does the developer expect that long-term maintenance of the park will be paid out of HOA fees as discussed in the Dana Reserve Specific Plan? How will this affect the affordable housing residents living there?

JJ-22

JJ-23

JJ-24

JJ-25

Affordable Housing:

- There are many amenities for affordable housing in the planned development that would be beneficial to this income group. However, these amenities come with a cost. As stated in the Dana Reserve Specific Plan, HOA's would be used for long term maintenance of facilities. As we know, HOA fees typically go up over time. If one adds in the requirements for long term maintenance of pocket parks, central park, and equestrian trails as well as all electric homes to mitigate GHG and air emissions, there are many hidden costs for those residents we are hoping to help with this housing. PG&E recently announced two 20% electric rate increases for power and proposes to make solar power rates much more expensive. So how can we say that with escalating operating costs that these houses will be affordable?
- Additionally, it's stated that the starting cost for these homes will be \$600k. A traditional loan

JJ-26

↓ JJ-27

at 20% down (\$120K) comes with payments today nearing \$2,300 per month. Even higher interest rates seem to be on the horizon as the fed tries to tame our runaway inflation. So monthly payments will likely rise as will the developers' building costs. In the July 14th online meeting Kristina Simpson-Spearman expressed concerns over how these costs meet the definition of "affordable".

JJ-27
(cont'd)

Transportation:

• Since all the main shopping amenities for Nipomo are accessed by using Tefft St. this project's southern access will be the most heavily used. The most direct route for most is an extension of North Frontage Rd. right behind our house. Since that will stop at Juniper St. to the south it will do nothing to ease the traffic zig zagging onto Mary Ave. As the additional 4,500 plus new residents to Nipomo use these services it will become like Sunday at 2-4PM when the Nipomo Swap Meet causes huge backups on Mary Ave. and Tefft. The additional enforcement we are supposed to have on Tefft will be needed every day just to keep all traffic flowing. There are no additional improvements planned for North Frontage Rd. like a stop light at Sandydale Dr. Also, Frontage doesn't currently have a bike lane and has limited walkability due to poles and hydrants located within the sidewalk. Amenities along this road should be improved to accommodate lowered vehicle miles travelled (VMT) and increase walkability and bike ability as part of adherence to the South County Area Plan. This should be in the plan.

JJ-28

• The increased traffic from this development will cause safety hazards at the Project's entry and exit to Pomeroy, which currently has no designed stoplight. Hazards will also occur at Camino Caballo's entry and exit to Pomeroy, which has limited visibility and is difficult to access due to speeding vehicles with no visible enforcement. The same issue exists at Pomeroy and Sandydale. A fatality in 2019 on the blind curve there highlights the safety concerns with additional traffic for residents trying to turn east (left) onto Sandydale from Pomeroy without a dedicated left turn lane. Improvements at these intersections should be incorporated into the plan.

JJ-29

• As stated in the EIR, the majority of people in Nipomo commute north or south on Highway 101 to work. This large development is only going to exacerbate the daily backups on 101 as it is inevitable that many will need to work outside the service sector to afford the \$600k starting price for these new homes. The likely low paying service jobs created by this project won't help this situation. Unfortunately for Nipomo, Cal Trans has deemed this area too rural for improvements like sound walls on this section of highway.

JJ-30

The applicant and county seem to believe that Nipomo is ready for 4,500 new residents even though our infrastructure, and services are lacking. SLO county continually touts itself as an Environmental leader, but you wouldn't know it looking at this project. Please do not let a developer get away with an overly ambitious project, one that has 6 significant class 1 impacts.

JJ-31

Air Quality

- The stated method of determining air quality downwind is completely insufficient, particularly for residents with prequalifying medical conditions. Please consider a standard similar to that used to measure the dust on the Mesa from ATV activity on the Oceano dunes.

JJ-32

The negatives clearly outweigh the social and economic benefits. Please send this project back for further development of more alternatives or seriously consider the "No Project" option!

JJ-33

Sincerely,

John Joyce

jbjoyce@yahoo.com

9.5.129.1 Response to Letter from John Joyce

Comment No.	Response
JJ-1	This letter expresses this commenter's opposition to the proposed project and expresses concern related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
JJ-2	This comment identifies the Class I impacts identified in the EIR and raises concern regarding the loss of oak trees and native habitats. Refer to DT-2, which addresses comments related to the project's Class I impacts and MR-3, BR-1, and JK-4, which addresses comments related to habitat loss, wildlife, and the loss of oak trees at the project site.
JJ-3	This comment expresses concern related to the project's inconsistency with the South County Area Plan in addition to the development's inconsistency with the existing rural nature of the community. Refer to ES-3, which addresses comments related to applicable planning policies and PH-1, which addresses comments related to the project's consistency with the rural nature of the project area.
JJ-4	This comment raises concern regarding an increase in housing, which would further divide the community's jobs-to-housing ratio and increase traffic. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance and JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
JJ-5	This comment expresses concern related to an increase in traffic congestion in the community as a result of the proposed project. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
JJ-6	This comment expresses concern related to dust and other air quality emissions and greenhouse gas emissions. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions. In addition, refer to DMW-3, which addresses comments related to dust.
JJ-7	<p>This comment states this commenter's background to the project area and raises concern regarding inconsistency with the rural nature of the area. Refer to PH-1, which addresses comments related to the project's consistency with the rural nature of the project area.</p> <p>This comment asserts that this commenter was not made aware of the proposed development at the time their lot was purchased and asserts that sufficient opportunity to comment on the project was not available. As discussed in the <i>Executive Summary</i> of the EIR, in compliance with State CEQA Guidelines Section 15082, as amended, an Initial Study and Notice of Preparation (IS/NOP) was circulated on June 24, 2021, to various agencies, organizations, and interested persons throughout the region. The proposed project was described, the scope of the environmental review was identified, and agencies and the public were invited to review and comment on the IS/NOP. The close of the IS/NOP review period was July 25, 2021. Following the close of the 30-day comment period on the IS/NOP, a review of comment letters was conducted to identify any key issues that may require additional technical studies or background research. Pursuant to State CEQA Guidelines Section 15082 (c)(1), for projects of statewide, regional, or areawide significance, the Lead Agency is required to conduct at least one scoping meeting. The scoping meeting is for jurisdictional agencies and interested persons or groups to provide comments regarding, but not limited to, the range of actions, alternatives, mitigation measures, and environmental effects to be analyzed. The County hosted a scoping meeting on July 19, 2021, via a Zoom webinar. In accordance with State CEQA Guidelines the public review period for an EIR is 45 days. Public circulation of the EIR was consistent with this requirement. This comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.</p> <p>This comment identifies the Class I impacts identified in the EIR. Refer to DT-2, which addresses comments related to the project's Class I impacts</p>
JJ-8	This comment raises concern regarding the success of mitigation included in the EIR for Pismo Clarkia. Refer to KK-19, which addresses comments related to Pismo clarkia.
JJ-9	This comment asserts that allowing mitigation for Burton Mesa chaparral outside of San Luis Obispo County would be inadequate. Refer to MR-3 and KK-19, which addresses comments related to Burton Mesa chaparral.
JJ-10	This comment raises concern regarding the loss of oak trees at the project site, the adequacy of proposed mitigation for the loss of oak trees, and the project's inconsistency with the Oak Woodland Ordinance. Refer to MR-3 and JK-4 which responds to comments related to the loss of oak trees and associated mitigation and ES-3, which addresses comments related to applicable planning policies.

Comment No.	Response
JJ-11	This comment asserts that additional alternatives should be evaluated, including alternatives which would avoid impacts to biological resources and alternatives with a reduction in the number of homes. Refer to AG-3 and AG-4, which addresses comments related to project alternatives.
JJ-12	This comment suggests increasing the lot size along the fringe for consistency between surrounding rural residential uses. Refer to AG-3 and AG-4, which addresses comments related to project alternatives.
JJ-13	The comment raises concern regarding the alternative analysis and the lack of figures. Refer to KK-21, which addresses this comment.
JJ-14	This comment raises concern regarding the project's consistency with applicable planning documents. Refer to ES-3, which addresses comments related to applicable planning policies.
JJ-15	<p>This comment raises concern regarding the community's jobs-to-housing balance and asserts that alternatives should be explored that would reduce impacts related to this issue. Refer to BR-2, which addresses comments related to population growth and the community's jobs-housing balance. Alternatives for the proposed project are analyzed in Chapter 5, <i>Alternatives Analysis</i> of the DRSP EIR. Refer to AG-3 and AG-4, which respond to comments related to alternatives and identify alternatives included in the EIR. As discussed in the alternatives analysis, alternatives that would reduce the number of residential units would be inconsistent with the project objectives. This issue was evaluated in the EIR; therefore, no changes to the environmental document are needed. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.</p> <p>This comment also raises concern regarding an increase in traffic along the US 101 as a result of the proposed project. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.</p>
JJ-16	This comment raises concern regarding a potential conflict of interest regarding the planning commission and the proposed project. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary. This comment also raises concern regarding the project's consistency with surrounding rural residential land uses. Refer to PH-1, which addresses this comment.
JJ-17	This comment raises concern regarding the impacts of single-family and multi-family development on raising livestock and suggests a rural residential land use is more appropriate. Refer to AG-3 and AG-4, which addresses comments related to project alternatives and JEI-6, which addresses this comment.
JJ-18	This comment raises concern regarding the project's consistency with surrounding rural residential uses and the adequacy of proposed setbacks. Refer to PH-1, which addresses this comment.
JJ-19	This comment raises concern regarding the visual impacts of the removal of oak trees on-site and suggests implementation of vegetative screening. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site.
JJ-20	This comment raises concern regarding the reliability of the NCSD water supply and asserts that if water supply is deemed inadequate, unfinished development would result in visual impacts and air quality impacts. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions. In addition, refer to DMW-3, which addresses comments related to dust. As evaluated in Section 1, <i>Aesthetics</i> , of the DRSP EIR, implementation of the project would alter the existing visual character of the rural project area and was classified as a Class I impact. As such, concern related to the alteration of the visual character of the project site is consistent with the evaluation included in the DRSP EIR; therefore, no changes in the environmental document are needed.
JJ-21	This comment asserts that a recycled water line should be included in the proposed project. Refer to KK-16, which addresses this comment.
JJ-22	<p>This comment raises concern regarding the capacity of LMUSD facilities and asserts that the increase in the number of school-aged children being dropped off and picked up from school would exacerbate existing traffic issues. Refer to BR-6, which responds to comments regarding public schools.</p> <p>This comment also asserts that an alternative in which the number of residential homes would reduce demand on the LMUSD. Refer to AG-3 and Ag-4, which addresses comments related to project alternatives.</p>
JJ-23	This comment raises concern regarding the proposed park. Refer to KK-10, which addresses this comment.
JJ-24	This comment raises concern regarding recreational facilities and the request to waive associated fees. Refer to KK-10, which addresses this comment.
JJ-25	This comment raises concern regarding the planning, the long-term maintenance, and fees associated with the proposed park. Refer to KK-10, which addresses this comment. In addition, refer to KK-11, which addresses comments related to affordable housing.

Comment No.	Response
JJ-26	This comment raises concern over the affordability of housing units with associated fees. Refer to KK-11, which addresses this comment.
JJ-27	This comment raises concern regarding the affordability of proposed residential units. Refer to KK-11, which addresses comments related to affordable housing.
JJ-28	This comment expresses concerns related to an increase in traffic congestion. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
JJ-29	This comment expresses concern related to an increase in vehicles along local roadways and associated roadway hazards. Refer JK-6, JK-7, and DMW-1, which addresses these comments.
JJ-30	This comment expresses concern related to an increase in traffic congestion along US 101. Refer JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
JJ-31	This comment raises concern regarding the population increase associated with the proposed project and associated impact on existing services and infrastructure. Refer to BR-2 and DR-3, which addresses this comment. In addition, this comment identifies the project's Class I impacts. Refer to DT-2, which addresses this comment.
JJ-32	This comment raises concern regarding dust emissions and asserts that the method for determining air quality downwind is insufficient. Refer to Gro-3, which addresses comments related to air quality and DMW-3, which addresses comments related to dust.
JJ-33	This comment expresses concerns related to the project's impacts related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.

9.5.130 Timothy O'Brien

Jennifer Guetschow

Ms. Guetschow,

After reviewing the plan for the Dana Reserve, the main issue I see with this is the scale of the project.

As background, my partner and I chose a year ago to move to Nipomo based upon several factors:

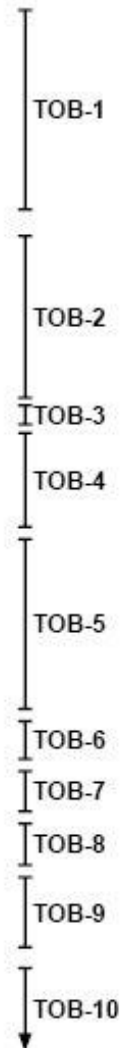
- 1.) The relative quietness of the area. Even being close to 101, noise is not significantly different than our previous house in Sunnyvale. Most hours of the day/night it is much quieter.
- 2.) Ease of traffic. Except for Sunday afternoons, traffic, even in the summer, is a calm experience.
- 3.) The darkness. As an amateur stargazer, Nipomo is ideal for looking through a telescope.
- 4.) As for disclosure, we own a house on Briarwood Lane.

The plan isn't terrible. The scale is.

- 1.) The streets and access to 101 are not set up for 1291 additional houses, no matter how you set up the three access roads into the area. North Frontage Road to Mary Ave to Tefft Street is a convoluted setup already as demonstrated by the Sunday afternoon boxing in of residents by the traffic generated by the Nipomo Swap Meet.
- 2.) Access off Willow road will require traffic signals.
- 3.) Air quality from queues of cars waiting to get out of the area will diminish.
- 4.) No matter what they claim, the majority of the residents will not be working in Nipomo. The infrastructure is not here. We will essentially become a bedroom community of Santa Maria. Not exactly ideal for a split four lane highway (101). More traffic, more noise, more pollution. Certainly not in keeping with the ideal of creating more housing for SLO county residents.
- 5.) The so called spacing between the project and adjoining properties is extremely small. Using Neighborhood 3 as an example, claiming 65 feet between buildings is a bit of a misnomer. As pointed out, these ranchettes bordering the project have developed back yards where people utilize the property for outdoor enjoyment. The real number is 35 feet or so from the back of a two story house into someone's private back yard. Similar numbers are posted for Neighborhood 7. BTW, who is responsible for cleaning up the horse manure? Another fine thought bordering on your personal recreation area.
- 6.) While it is claimed that water isn't an issue, it can be. Not planning for the possibility of water rationing and further draining of the existing resources is irresponsible.
- 7.) While not everyone in Nipomo is connected to sewage services, we are going to extend it to 1291 more housing units and associated commercial space?
- 8.) The trees should be saved. Not transplanted or grown from native acorns. Saved. Unfortunately that would require a reduction in the number of units.
- 9.) I don't know what to say about the light pollution. The installation of street lights will radically change the nature of this section of Nipomo. The overcast evenings are going to now be dull glow of sodium vapor or similar lights.

So what would I do?

- 1.) Don't extend North Frontage road until you have a better solution for the Tefft-Mary intersection and the Tefft-101 interchange. With the opening of the new plaza behind Miner's



- Hardware, this entire section of Nipomo will become one traffic nightmare. Adding traffic from the DRSP will create unhealthy air quality issues for most of the day.
- 2.) Remove the units bordering on the outside properties and create a green space (and move the horse trail away from other people's property).
 - 3.) Rework the project to go around stands of existing oak trees. Make these stands part of your open space concept.
 - 4.) Cut the number of units in half. That would come closer to maintaining the feel of Nipomo.

The impacts from the Dana Reserve Project, in its present form, will not overcome the social and economic benefits of the project.

In its present form, the un-mitigatable issues on the DEIR, the severe bending of the South County Area Plan, the short sightedness of the water issues, the increased need for infrastructure, and the almost insurmountable effects of the traffic disaster you are trying implement should warrant major reconsideration of this project in its whole.

Timothy O'Brien
510 Briarwood Ln
Nipomo, CA 93444
myzuiu@gmail.com

↑ TOB-10
| (cont'd)

| TOB-11

| TOB-12

| TOB-13

| TOB-14

| TOB-15

9.5.130.1 Response to Letter from Timothy O'Brien

Comment No.	Response
TOB-1	This comment raises concern regarding the scale of the proposed project and describes Nipomo as a quiet place with ease of traffic and limited nighttime lighting. Refer to BR-2, which addresses comments related to population growth; PH-1, which addresses comments related to the project's consistency with the rural nature of the project area; DT-1, which addresses comments related to nighttime lighting; MMU-6, which addresses comments related to noise; and JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
TOB-2	This comment reiterates disapproval of the proposed project based on the scale of development. This comment raises concern regarding an increase in vehicle congestion as a result of the proposed project in addition to existing traffic conditions. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.
TOB-3	This comment raises concern regarding degradation of air quality due to an increase in vehicle traffic. Refer to GRo-3, which responds to comments related to air quality and greenhouse gas emissions.
TOB-4	This comment asserts that the project would facilitate housing for commuters outside of the county and in turn would create more traffic, noise, and pollution. Refer to MMU-6, which addresses comments related to noise; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; and GRo-3, which responds to comments related to air quality and greenhouse gas emissions.
TOB-5	This comment raises concern regarding the project's consistency with surrounding rural developments. Refer to PH-1, which addresses this comment. This comment also requests clarity regarding maintenance of the project area. As discussed in Chapter 2, <i>Project Description</i> , of the EIR, the project would be maintained by individual HOAs. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
TOB-6	This comment raises concern regarding the reliability of water supply for the proposed project during drought conditions. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.
TOB-7	This comment expresses concern related to the extension of NCSD wastewater services to the proposed development. Refer to JK-2, JK-3, and PH-4 which responds to comments related to wastewater infrastructure.
TOB-8	This comment expresses concern over the loss of trees at the site and asserts that trees should be preserved on-site rather than removed and mitigated. Refer to MR-3 and JK-4, which responds to comments related to the loss of oak trees at the project site.
TOB-9	This comment raises concern regarding an increase in light pollution as a result of the proposed project. Refer to DT-1, which addresses comments related to nighttime lighting.
TOB-10	This comment asserts that North Frontage Road should not be extended until other local transportation issues are resolved and that an increase in traffic will create air quality issues in the area. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements and GRo-3, which responds to comments related to air quality and greenhouse gas emissions.
TOB-11	This comment suggests an alternative site layout, which includes removing housing along the fringe and relocating the proposed equestrian trail. Refer to AG-3 and AG-4, which responds to comments related to project alternatives.
TOB-12	This comment suggests an alternative site layout intended to avoid loss of oak trees at the project site. Refer to AG-3 and AG-4, which responds to comments related to project alternatives.
TOB-13	This comment suggests reducing the number of proposed housing units by 50 percent. Refer to AG-3 and AG-4, which responds to comments related to project alternatives.
TOB-14	This comment expresses concerns related to the project's impacts related to social and economic impacts. Refer to CE-3, which addresses comments related to social and economic impacts.
TOB-15	This comment suggests reconsidering this project based on inconsistency with applicable planning documents, water supply, NCSD infrastructure, and increase in traffic congestion. Refer to ES-3, which addresses comments related to applicable planning policies; MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions; JK-2, JK-3, and PH-4, which addresses comments related to NCSD infrastructure; and JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements.

9.5.131 Dustin and Jennifer Rhoades

Department of Planning and Building
ATTN: Dana Reserve / Jennifer Guetschow
976 Osos Street, Room 300
San Luis Obispo, CA 93408

CC: Lynn Compton, District 4 Supervisor
San Luis Obispo County Board of Supervisors

Dear Ms. Guetschow and the Planning Department:

We are writing this letter to voice our concerns regarding the proposed Dana Reserve residential and commercial development. We are current residents of Nipomo and live in a community adjacent to the proposed project. Our primary concerns include: the inadequate mitigation of the loss of natural habitats and oak trees; the drastic residential density shift between the established, adjacent neighborhoods and the proposed project which is incongruent with the current area's plan; and the negative impact on our local infrastructure, including in-town and CA 101 traffic and school capacity. The impacts from the proposed Dana Reserve Project will not overcome the social and economic benefits of the project and will negatively impact our community.

DJR-1

According to the draft EIR, the proposed project will result in the loss of 35 acres of Burton Mesa chaparral, 75 acres of oak woodland, and 21.7 acres of oak forest. The proposal to mitigate this by replanting off site is inadequate, given the mitigation areas are dissimilar to the project site, and it does not account for the loss of mature species. The proposed mitigation will not sufficiently "replace" the loss of these mature environments and ecosystems. As more and more open space is developed into dense residential and mixed-use properties, our local ecosystems are not being replenished at the same rate that they are being destroyed. Approving the Dana Reserve as proposed will continue this slippery slope of overdeveloping every inch of open space left in our rural community. Alternatives should be considered that incorporate reducing the density of residential and commercial areas, as well as designing these areas around the existing mature ecosystems.

DJR-2

As proposed, the Dana Reserve Project is inconsistent with the current neighborhood landscape of the area. The neighborhoods that border the entire project contain single family homes, on parcels of at least one acre, most larger than one acre. As proposed, the Dana Reserve project will abut our neighborhood with cluster homes ranging in density from 7.5-8.5 du/ac. While we are not opposed to having neighbors, they should fit into the existing landscape of residences. This drastic shift in density, with virtually no buffer between single family, acre+ lots and cluster homes, provides significant zoning concerns. Many of the residences bordering the proposed development have farm animal pets (chickens, horses, goats, etc.) as allowed by current zoning per acre. People moving into low density neighborhoods expect (and may be enticed by) this type of animal neighbors. Residents moving into high density residential areas (such as the proposed Dana Reserve Project) are not expecting farm animal neighbors, and may not like them, which can cause a conflict between the new and existing neighbors. This can be reduced by including single family residences on larger lots along the perimeter of the project area, increasing setback space, and planting sufficient landscaping to provide a visual barrier to mitigate this zoning discrepancy.

DJR-3

Those of us who purchased properties in this rural area of Nipomo did so because we don't have a desire to live in a building dense community, nor a mixed-use neighborhood. We purposely purchased

DJR-4

homes in an area that would give us proximity to open space, natural habitats, and avoid the visual and auditory pollution that comes with dense development. The proposed Dana Reserve project, with its high-density housing and commercial development, will result in a significant zoning discrepancy between the established neighborhoods and proposed new neighborhoods along the border of the Dana Reserve Project. Alternatives should be considered that provide a greater transition from the established, low-density neighborhoods to the new development. This transition should allow for a larger setback area, appropriate barrier landscaping, as well as significantly reducing the density of bordering properties from up to 8.5 du/ac to at most 2 du/ac, which is still more than twice the density of current neighborhoods.

DJR-4
(cont'd)

The density of houses being proposed, as well as the commercial plans included in the Dana Reserve Project, will have a significant, negative effect on our community's already stressed infrastructure. Given the average 3.5 people per home in Nipomo, will add approximately 4543 new residents to the existing Nipomo population of 18,182, increasing our local population by 25% in a very short period. In comparison, Nipomo's population increased 9.4% over the past 10-year period (2011-2020) 16,622 (2011) – 18,182 (2020). LMUSD has already stated they don't have the capacity to accommodate these extra students. For example, Dorthea Lange Elementary School does not have the capacity for this drastic increase in population, so likely elementary aged students will need to attend the other schools in Nipomo, leading to even more traffic congestion getting from one area of town to another.

DJR-5

In addition to in-town traffic, the addition of 4543 residents AND non-residents coming to the area for the proposed commercial amenities, like a community college and stores, will make the traffic problem on Hwy 101 S even worse. As is, traffic is at a standstill every afternoon on the 101. Given that Nipomo already has an imbalance of housing to jobs, it's very likely that the new residents won't be working in town, and will be adding over 2000 cars to the existing 101 traffic problem.

DJR-6

There is also the concern of public resources, such as water, law enforcement, and fire. Just because the NCSO has already "purchased" the water that would accommodate this project, the fact remains that our area's population is growing beyond what our natural resources can accommodate. We need to think about the future of our water supply, and how much growth our little town can actually accommodate. Yes, these houses may "fit" on the proposed property area, but the plan does not fit our community. We urge the Planning Commission to consider reducing the density of homes and commercial building to help conserve the natural habitat, and the community we live in and love.

DJR-7

Sincerely,

Dustin and Jennifer Rhoads
Residents, 532 Briarwood Ln, Nipomo

9.5.131.1 Response to Letter from Dustin and Jennifer Rhoades

Comment No.	Response
DJR-1	This comment raises concerns related to biological resources, consistency with surrounding rural development, inconsistency with applicable planning documents, traffic, public schools, and social and economic impacts. Refer to BR-1, which addresses comments related to habitat loss and wildlife; MR-3 and JK-4, which responds to comments related to the loss of oak trees and alteration of the visual character of the project site; PH-1, which addresses consistency with surrounding rural areas; ES-3, which addresses comments related to applicable planning policies; JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of improvements; BR-6, which responds to comments regarding public schools; and CE-3, which addresses comments related to social and economic impacts.
DJR-2	This comment raises concern regarding the loss of oak trees at the project site and the adequacy of mitigation at the off-site mitigation are. Refer to MR-3 and JK-4, which addresses this comment.
DJR-3	This comment raises concern regarding the project's consistency with surrounding rural development. Refer to PH-1, which addresses consistency with surrounding rural areas.
DJR-4	This comment raises concern regarding an increase in population growth associated with the project and inconsistency with surrounding rural development. Refer to BR-2, which addresses comments related to population growth and PH-1, which addresses consistency with surrounding rural areas.
DJR-5	This comment raises concern regarding an increase in population growth associated with the project and the associated impact on public schools. Refer to BR-2, which addresses comments related to population growth and BR-6, which responds to comments regarding public schools.
DJR-6	This comment raises concern regarding an increase in traffic congestion. Refer to JK-6, JK-7, and DMW-1, which responds to comments related to traffic congestion and implementation of transportation improvements.
DJR-7	This comment raises concern regarding the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.

9.5.132 Maria Diets-Stover

Concerns regarding the Dana Reserve Specific Plan:

The following is in sympathy for all the Nipomo Citizens who thought they were buying rural homes and acreage in Nipomo to have or eventually have a quiet retirement environment:

I'd like to begin by referring you to the Introduction, page one of the Dana Reserve proposal document submitted in April 2021, 1.9 Implementing Ordinances/Plans paragraph #1.8.q.f. San Luis Obispo County Design Guidelines, in the document for the Dana Reserve Specific Plan. The San Luis Obispo County Design Guidelines document created in 1998 to preserve the rural environment (1. Conservation of Resources and the Environment and 2. Distinction Between Urban and Rural Areas) is no longer applicable in the way it was intended. "Since the DRSP will provide its own design direction to inform the design and planning of future development, the County's Design Guidelines document will not be applied in the review of development projects within the DRSP area." While the Dana Reserve Specific Plan includes several commendable efforts to maintain the rural environment, when all is said and done it will look like other carefully designed housing and commercial projects in the City of San Luis Obispo, a mini urban community next to rural properties. This dense housing, 1,289 dwellings on approximately 184 acres and commercial building projects on approximately 22 acres, will not blend in with the surrounding community.

Yes, there is a housing shortage, especially an affordable housing shortage in San Luis Obispo County, but why can't that goal be accomplished without significantly changing the character of the rural environment the residents of Nipomo still enjoy today?

The Dana Reserve Project has excellent solutions to mitigate increased traffic: Offering residents high speed internet to encourage work from home, an onsite market and restaurants, a daycare center, two transit stops and a park and ride lot and bike lanes. The problem is that most people in rural America and small cities depend on (are attached to) their cars, even for short distances. How many people currently use the SLO County bus service? Will those services bring people in Nipomo to where they work? (Should we consider an in town bus service, maybe a trolley, in Nipomo?)

How many people in the City of San Luis Obispo routinely ride bikes to work or school? We can create more bike lanes in Nipomo or any part of the County for that matter, but if they aren't protected bike lanes, you will see very few children using them. Is the County of San Luis Obispo also willing to invest in necessary additional infrastructure to help make using alternative transportation a success?

The EIR presentation addressed some of the water concerns (future supply and cost to those already paying for water related services in Nipomo, but did not go into enough detail. (I went on the Santa Maria Water website and could not find adequate updated information related to this.) One thing that was not addressed is how reliable is purchasing water from Santa Maria. Do we have current statistics for drought years and water needed? As the cost of purchasing water over time will increase how will residents in subsidized/affordable housing be able to afford the service?

Thank you for your consideration.

Maria Diets-Stover
556 Riviera Circle
Nipomo, CA 93444

MDS-1

MDS-2

MDS-3

MDS-4

MDS-5

9.5.132.1 Response to Letter from Maria Diets-Stover

Comment No.	Response
MDS-1	This comment expresses concern related to inconsistency with applicable planning documents, change in the rural character of the project area, and density of the proposed project. Refer to ES-3, which addresses comments related to applicable planning policies; PH-1, which addresses comments related to consistency with the rural character of the project area and visual consistency.
MDS-2	This comment recognizes the housing shortage in the community but expresses concern related to inconsistency with the rural character of the project area. Refer to AG-3, which discusses project alternatives, including rural residential development and PH-1, which addresses comments related to consistency with the rural character of the project area and visual consistency.
MDS-3	This comment raises concern regarding the use of transit. Refer to EG-4, which addresses comments related to transit.
MDS-4	This comment questions the use of bicycle lanes within the community. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
MDS-5	This comment raises concern about the availability of water supply for the proposed project. Refer to MR-1 and GRe-1 through GRe-4, which responds to comments related to water supply availability during normal, single-dry, and multiple-dry year conditions.

9.5.133 Dan Woodson

Dana Reserve Draft Environmental Impact Report

Section 4-17, Transportation

Regarding TR/mm-3.1:

Even though I chair the Nipomo Traffic and Circulation Committee I am not sending this as a Nipomo T&CC member

EIR Statement

TR Impact 3 (Class I) Buildout of the Specific Plan Area would exceed the County VMT thresholds and therefore would not be 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. Mitigation Measures TR/mm-3.1 A transportation demand management program or identification of transportation demand management strategies to implement would be required of each applicant. The residential, commercial, education, and/or hotel development applicant in consultation with the County of San Luis Obispo will choose feasible transportation demand management strategies and tailor to the development proposal. Potential measures to reduce vehicle miles traveled include, but are not limited to:

My Response to mitigating proposals

1. Improve or increase access to transit - **Not possible**
RTA has admitted an unwillingness to add more transit stops in Nipomo as there is insufficient population density to warrant more stops. I have applied several times through the Unmet Needs Program always receiving a denial response . Developer plans on providing transit stops in the project and a Park-and-Ride. These will be to no avail and does not mitigate the VMT
2. Increase access to common goods and services – **Does not appear to be feasible**
Common goods and services consist of numerous and various retail establishments, professional services, schools and including various medical specialties, vehicle service facilities, post offices and many other services. The developer's proposed commercial area appears to be rather limited. Will the developer be required to provide all of the common goods and services? Where will they be sited?
3. Incorporate affordable housing into the project – **This does not mitigate VMT it increases it**
This implies smaller lot sizes hence, more houses per acre resulting in more vehicles adding to the VMT
4. Orient the project towards transit, bicycle, and pedestrian facilities – **Repetitive**
Impossibility of transit already mentioned in 1. Pedestrian facilities implies easy access to good and services which probably not available per 2.

DW-1

DW-2

DW-3

DW-4

DW-5

- | | |
|---|-------|
| 5. Improve bicycle and/or pedestrian facilities and/or transit services – Repetitive
This is already addressed in 4. | DW-6 |
| 6. Limit or eliminate parking supply – This does not mitigate VMT it increases it
A two or three car family will remain a two or three car family regardless of parking availability. They will simply drive farther to park thus increasing VMT. In many cases rental units are shared by more than one family (as are some single family units) This may result more than two or three cars per unit. | DW-7 |
| 7. Implement or provide access to commute reduction programs- How can this be done
Will the developer fund car-, bike-, and ride-sharing programs for the design life of the project. | DW-8 |
| 8. Provide car-, bike-, and ride-sharing programs – Repetitive
Same as 7. | DW-9 |
| 9. Provide transit passes – What transit?
As per 1 and will the developer continue to provide passes for the design life of the project. | DW-10 |
| 10. Provide on-site amenities at places of work. How?

Developer has no control over places of work. Will he be funding the amenities? if the workplace is required to provide these amenities then this is not a project provided mitigation. | DW-11 |

9.5.133.1 Response to Letter from Dan Woodson

Comment No.	Response
DW-1	This comment describes this commenter's background. The comment does not identify any deficiency in the EIR and no changes in the environmental document are necessary.
DW-2	<p>This comment asserts that improving or increasing transit is not possible due to the unwillingness of the Regional Transit Authority and asserts this will not mitigate VMT. As evaluated in Section 4.17, <i>Transportation</i>, of the EIR, Mitigation Measure TR/mm-3.1 includes the following measures that are compliant with transportation demand management (TDM) strategies identified to reduce VMT:</p> <ul style="list-style-type: none"> • Improve or increase access to transit; • Increase access to common goods and services; • Incorporate affordable housing into the project; • Orient the project towards transit, bicycle, and pedestrian facilities; • Improve bicycle and/or pedestrian facilities and/or transit services; • Limit or eliminate parking supply; • Implement or provide access to commute reduction programs; • Provide car-, bike-, and ride-sharing programs; • Provide transit passes; and • Provide on-site amenities at places of work. <p>However, the effectiveness of transit system improvement management strategies and tailored TDM strategies in reducing VMT to the extent needed to be at 15% below regional averages is not certain. Furthermore, phased buildout would result in an overall increase in regional VMT. Therefore, VMT is classified as a Class I impact in the EIR, which is consistent with the intent of this comment. As such, no changes in the environmental document are necessary. However, the comment will be made part of the administrative record and provided to local decision makers for their consideration.</p>
DW-3	This comment asserts that the proposed commercial area would not provide adequate goods and services to reduce VMT. Refer to DW-2, which addresses this comment.
DW-4	This comment asserts that incorporating affordable housing would not reduce VMT. Refer to DW-2, which addresses this comment.
DW-5	This comment asserts that providing transit, bicycle, and pedestrian facilities would not adequately reduce VMT. Refer to DW-2, which addresses this comment.
DW-6	This comment asserts that improving bicycle, pedestrian, and transit facilities would not adequately reduce VMT. Refer to DW-2, which addresses this comment.
DW-7	This comment asserts that reducing parking supply would increase VMT rather than mitigating it. Refer to DW-2, which addresses this comment.
DW-8	This comment asserts that implementing commuter reduction programs would not adequately reduce VMT. Refer to DW-2, which addresses this comment.
DW-9	This comment asserts that provided ride-sharing programs would not adequately reduce VMT. Refer to DW-2, which addresses this comment.
DW-10	This comment asserts that providing transit passes would not mitigate VMT. Refer to DW-2, which addresses this comment.
DW-11	This comment asserts that providing on-site amenities at places of work would not adequately reduce VMT. Refer to DW-2, which addresses this comment.

9.5.134 Eric Lykens

Eric Lykens

To: Airlin Singewald
Subject: RE: [EXT]RE: 886 Hetrick follow up questions

From: Eric Lykens <elykens@charter.net>
Sent: Sunday, August 6, 2023 10:13 PM
To: Airlin Singewald <asingewald@co.slo.ca.us>; Trevor Keith <tkeith@co.slo.ca.us>
Subject: FW: RE: [EXT]RE: 886 Hetrick follow up questions

Airlin,

Here is the second email I asked Jennifer to include in the DEIR with David's responses. Not all my questions were answered and so I thought I would have those responses in section 9.5, but I am not even listed.

EL-1

Thank you,
Eric Lykens,
886 Hetrick Ave, Nipomo

From: elykens@charter.net
To: "Jennifer Guetschow"
Cc:
Sent: Wednesday August 3 2022 3:31:30PM
Subject: RE: [EXT]RE: 886 Hetrick follow up questions

Jennifer,

This email response below is missing from the thread do you have it? Bullet eight was for you and Planning it was about the road naming.

EL-2

Thanks again,
Eric Lykens

From: "David Grim"
To: "Eric Lykens"
Cc: "Jennifer Guetschow", "Airlin Singewald", "JR Beard", "Daniel Solish", "John Waddell"
Sent: Friday June 24 2022 1:28:58PM
Subject: RE: 886 Hetrick follow up questions

Eric,

I have attempted to answer all of your questions here in writing—see my responses in red. Some of these questions are legal in nature, so if you want more detail than I've provided below on matters such as easements, taxation, deeds, etc., you will need to consult an attorney. Thank you, and let me know if I can be of further help.

- Nick and I share 60 foot easement that can't be built on. Does the county propose Nick Tompkins deed his 30 feet of easement to make it my future fronting easement?

EL-3

- No, the County does not propose this. If such an action were to be proposed, it would be initiated by the property owner.
- **Would the proposed public road end at the edge of the Dana Reserve not making it onto my current fronting easement?**
 The access drive from the portion of Hetrick Road (private easement) going to Collector B will be a private road easement on the Dana Reserve property for the benefit of the parcels on Hetrick (including you). It will not be a public road. It would be constructed for the benefit of the three (3) property owners (including you) on Hetrick that currently have vehicular access from Pomeroy.
 - **Am I to assume the additional tax burden of the 6000sqft 30x200ft? and will the county reassess my taxes because the county will require me to take on this burden to provide me public road access?**
 No. You are taxed according to the Assessor's map. According to that information, your parcel (091-329-033) is 1.1 acres.
 - **If Nick deeds this property(6000sqft), will this change my neighbors rights of passage across my new fronting easement to the new public road location for my home? Simply will it need to be shared? 886 Hetrick is only fronting easement.**
 This portion of Hetrick was originally offered to the public on an old subdivision map (~1880s), but never accepted by the County into the maintained roadway system. It is our understanding that fronting property owners of the offered road retain any pre-existing private access rights and those rights would not change due to the new development.
 - **We also talked about a gate at the end of this new public road location. If Nick cant deed this property to me, because the county will not allow it. Would the gate need to be placed 30 feet inside this easement onto my property?**
 If a gate is desired to limit access to only property owners, the gate should be constructed at the Dana Reserve property line. I believe that is what is indicated in the conceptual exhibits in the Public Draft EIR.
 - **The new public road will be 20 feet wide correct? Will this allow UPS and FedEx types of trucks to drop off packages and turn around at the gate?**
 Construction of new private roads must at a minimum meet Cal Fire standards. Pavement width for residential access roads is typically 20 feet with no parking, plus unpaved shoulders. If a gate is planned, there will also need to be a Cal Fire-approved turnaround, which is either a cul de sac or "hammerhead" design. Design-level considerations would be considered during the public improvement plan review process, which comes later, once and if the project is approved.
 - **The current connector B road drawing shows a median that will continue North pass this new proposed road to 886 Hetrick. Will this require me to make a U turn to comeback to this road? Or will there be a Northbound turn lane for it?**
 Although the applicant has prepared conceptual exhibits, details such as this are worked out during the public improvement plan review and approval process, which comes later, once and if the project is approved. This is the design-level engineering phase for construction. In designing Collector B, we would look for the plans to accommodate left turn movements from the access drive. Typical preliminary cross sections for Collector B do not include raised medians.
 - **Will my address and road name change? And will a street sign be placed at the new road entrance?**
 A street sign will be required at the intersection of the access drive and Collector B. I don't think your address will change, since Hetrick will still exist. It will just be accessed from another street—however, this question will need to be definitively addressed by the Planning Department (copied on this email).
 - **What does the county propose at the Hetrick entrance currently if it were to be closed? Fencing, Bollards, Emergency Gate?**
 The closure would include removal of the intersection of Hetrick and Pomeroy Road including, but not limited to, installation of a barricade, removal of pavement from Hetrick from behind the barricade, remove stop sign and stop bar from Hetrick Ave. at Pomeroy Rd. and re-stripe Pomeroy Road.
 - **Will Dana Reserve be required to make changes aesthetically to current entrance at Pomeroy and Hetrick?**
 See above response.

David E. Grim
Development Services Manager
Public Works, County of San Luis Obispo
Tel: (805) 781-5252 | An APWA Accredited Agency
[Website](#) | [Twitter](#) | [Map](#)

From: "David Grim"
To: "elykens@charter.net", "Jennifer Guetschow"
Cc: "JR Beard"
Sent: Friday June 17 2022 12:52:41PM
Subject: Re: [EXT]RE: 886 Hetrick follow up questions

Eric,

I will respond to you in writing in more detail next week. I thought we discussed all of these issues, but yes I will put it in writing for your reference.

Ultimately, your legal right of access on this private road easement will remain unchanged. The main change will be accessing Pomeroy from Collector B, and not Pomeroy directly. This is at the request of the County to improve traffic safety. We had the developer change their plans to reflect this. We cannot have two intersections so close together on Pomeroy. The access rights on the length of road abutting your property will remain unchanged, as far as "ownership" is concerned.

The specific design of the new collector b road is something that is done as part of the subdivision public improvement plan phase. All of that is done after specific plan and tentative map approval. That process takes an additional length of time, potentially years. We are not at that stage yet. I will speak to what I can, but please be aware that that level of detail comes later when we review all of the construction plans. All of the design-level engineering review is done much later in the process. At this point, these are essentially conceptual exhibits showing the overall extents of the project. I understand why you'd want to know these things, but I hope you also understand that I may not have the answers in regards to a specific tree, or gate, the specific driveway approach slope, etc. However I will do my best.

Thanks,

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From: elykens@charter.net <elykens@charter.net>
Sent: Friday, June 17, 2022, 12:20 PM
To: David Grim <dgrim@co.slo.ca.us>; Jennifer Guetschow <jGuetschow@co.slo.ca.us>
Subject: Re: [EXT]RE: 886 Hetrick follow up questions

David,

We did talk about the it and the option for a closed gate, but this email dated August 5th was after our original conversation and the questions were never answered by either you or Jennifer. Nick would not own the property at the end of the project, who would own the 6000sqft that would now be on myside of the retention basin fence? The draft still shows a roadway up against my fence line through my oak tree. Would the gate be on my easement or the Dana side of the easement? This of course changes the right away of the neighbors that have their main fronting on Calimex. Will the new connector B proposed drive way have a northbound turn lane? I don't think currently the road design is wide enough for it and it appears I would have to do a uturn each time to get to it. UPS, Fedex and services vehicles to

EL-13

EL-14

my property would have to do the same. When the public ask question about a project like this do they get written answers in return, by building and planning in this process or are the email question unanswered?

EL-15

How do changes from public works get recognize in the project scope? A conversation is not recorded and is hear say in a process that will change my property forever and its value. So the questions in my email below should probably be replied to so there is a recorded formal understanding.

EL-16

Also how will Public works determine connector B safety of this intersection on a down hill slope? I don't see a mention of a slow down lane going west or turn lane going east on Pomeroy. Anyone that doesn't think this will be the main entrance is lying to the general public. When Nick pitched it he said it would be hardly used, so if that is the case it should just be used as a one-way inbound entrance. In order for this connector to be safe it needs to be a round about that redirects Pomeroy traffic to slow it down. Current weekend speeds are not even close to what's posted and the only way you slow traffic on this blind turn is through a round about. It will keep the bike riders and horse back riders safer slowing this traffic speed down. This is a much needed add probably in a few places on Pomeroy, developer changes are the only way you fund them. Also street lighting at this intersection will be needed, but will pollute the night sky. Doing this would probably also not require my entrance to be changed. The three neighbors would be happy off of my driveway and would make this entrance a much safer for me and the neighbors across the street. Yes he would have to change his plan and move the basins a little, but it could have saved my neighbor life a few years ago from the drunk driver that went east up Pomeroy at an unsafe speed and the countless close calls I see when people come up the road in the bike lane with people in it. If Nick truly wants help the community he can make that happen.

EL-17

Thank you,
Eric Lykens

From: "David Grim"
To: "elykens@charter.net"
Cc: "Jennifer Guetschow"
Sent: Friday June 17 2022 8:31:59AM
Subject: Re: [EXT]RE: 886 Hetrick follow up questions

Hi Eric, if you recall, I believe I called you and we discussed all your questions below. We discussed all these topics in detail. Would you like to discuss again?

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From: elykens@charter.net <elykens@charter.net>
Sent: Friday, June 17, 2022, 1:34 AM
To: 'Eric Lykens' <elykens@charter.net>
Cc: David Grim <dgrim@co.slo.ca.us>; Jennifer Guetschow <jGuetschow@co.slo.ca.us>
Subject: [EXT]RE: 886 Hetrick follow up questions

ATTENTION: This email originated from outside the County's network. Use caution when opening attachments or links.

Jennifer and David,

Last year August I sent in this email below for your review and reply. I see my other emails made it into Appendix B. but this one did not. Who will answer the questions I have posed below and in my prior emails? I also see Nick still shows in his plan that my driveway will be abandon as if he knows what the county will allow to the fronting of my property. If you would please review my email from last August below and add it to public comment section please.

EL-18

Thank you,
Eric Lykens
886 Hetrick Ave

From: "Eric Lykens"
To: "dgrim@co.slo.ca.us", "Jennifer Guetschow"
Cc:
Sent: Thursday August 5 2021 11:12:11PM
Subject: 886 Hetrick follow up questions

David,

I had a few follow up questions about fronting easement to a public road. Currently, the only fronting easement from my property is at the top of Hetrick and Pomeroy as we have discussed. You mentioned that the county must provide access to a public road from my fronting easement.

Here are my question:

- Nick and I share 60 foot easement that can't be built on. Does the county propose Nick Tompkins deed his 30 feet of easement to make it my future fronting easement?
- Would the proposed public road end at the edge of the Dana Reserve not making it onto my current fronting easement?
- Am I to assume the additional tax burden of the 6000sqft 30x200ft? and will the county reassess my taxes because the county will requires me to take on this burden to provide me public road access?
- If Nick deeds this property(6000sqft), will this change my neighbors rights of passage across my new fronting easement to the new public road location for my home? Simply will it need to be shared? 886 Hetrick is only fronting easement.
- We also talked about a gate at the end of this new public road location. If Nick cant deed this property to me, because the county will not allow it. Would the gate need to be placed 30 feet inside this easement onto my property?
- The new public road will be 20 feet wide correct? Will this allow UPS and FedEx types of trucks to drop off packages and turn around at the gate?
- The current connector B road drawing shows a median that will continue North pass this new proposed road to 886 Hetrick. Will this require me to make a U turn to comeback to this road? Or will there be a Northbound turn lane for it?
- Will my address and road name change? And will a street sign be placed at the new road entrance?
- What does the county propose at the Hetrick entrance currently if it were to be closed? Fencing, Bollards, Emergency Gate?
- Will Dana Reserve be required to make changes aesthetically to current entrance at Pomeroy and Hetrick?

EL-19

Jennifer/David,

Because of the additional traffic noise that this will create at the corner of my property heading East and West, I have a request. My Pomeroy facing property line is at least 5 feet below the road grade. I would like have a fence at road elevation along the front of my property or at least high enough for most cars noise to be contained to the road. I know this changes elevation a few feet at the southeast edge of my property for at least 120 feet or so. At grade a 6 foot fence is pointless at the southeast edge. The grade is less drastic at the southwest corner of my property where elevation is minimal. With a project this size can a special request be made to allow a road level fence be proposed? and request the Dana Reserve project put it in? all other homes are at or above road elevation where standard fence code applies.

EL-20

Thank you both for taking the time to answer my questions and concerns. I know some of these questions will take time to discuss and answer, but if you would document them in the public record and EIR conversation, that would be great.

Eric Lykens

9.5.134.1 Response to Letter from Eric Lykens

Comment No.	Response
EL-1	This comment requests that the commenter's previous comments (received prior to circulation of the Draft EIR) be included in the Final EIR. The comments have been included and are responded to herein. No changes to the environmental document are needed.
EL-2	This comment is related to previously submitted comments and does not pertain to any environmental issues. No changes to the environmental document are necessary.
EL-3	Comments EL-3 through EL-12 include previously prepared information from the County Public Works Department provided in response to the commenter's questions from a previous email. Comment EL-3 asks whether the project would result in any change in easement rights along the Hetrick Road frontage. As confirmed by the responsive information, no such change would occur as a result of this project.
EL-4	This comment asks whether the proposed new access to Hetrick Road via Collector B would extend to the commenter's frontage. Per the information provided, the new access drive would extend from Collector B to Hetrick to provide access to the three property owners currently taking access off Pomeroy. This access would be private; it would not be a public road.
EL-5	This comment relates to the tax burden of the new access. Per the County's response, tax assessment would continue to be based off County Assessor's map information.
EL-6	This comment relates to previous access rights along Hetrick. Per the County's response, the project would not change any previously established access rights.
EL-7	This comment questions whether a gate would be installed along the new access from Collector B. Per the County's response, if a gate is desired by the residents that would utilize this new access should the project be approved, it would likely be placed at the Dana Reserve property line, not on the commenter's property.
EL-8	This comment relates to road width and access. Per the County's response, the road would be constructed to meet all CAL FIRE requirements, including a CAL FIRE-approved turnaround if a gate is planned. These details would be further evaluated during the County's review of the public improvement plans.
EL-9	This comment relates to the turn movements out of the new access road. Per the County's response, these details have not been confirmed at this time. These would be further evaluated during the public improvement plan review and approval process. No changes to the environmental document are needed.
EL-10	This comment asks whether the road name would change as a result of the new access from Collector B. There are no currently known plans to rename Hetrick Road, including in response to the revised access that would occur should the project be approved.
EL-11	The comment relates to the details of the closure of Hetrick Road's current intersection with Pomeroy Road. Per the County's response, the closure would include installation of a barricade, removal of pavement, removal of the existing stop sign, and restriping of Pomeroy Road.
EL-12	This comment asks whether the project includes any aesthetic requirements at the former Hetrick/Pomeroy intersection. Refer to response to comment EL-11. In addition, these design level details would be reviewed during the public improvement plan review and approval process.
EL-13	This comment responds to an email provided by the commenter related to the details of the proposed closure of the existing Hetrick/Pomeroy intersection that would be replaced by a new access off of Collector B should the project be approved. Per the County's response, the access rights on property adjacent along Hetrick Road would not be changed; the design of Collector B and the new access road would be evaluated in detail during the public improvement plan review and approval process. No changes to the environmental document are needed.
EL-14	This comment requests details regarding the new access from Collector B. Please refer to response to comment EL-13.
EL-15	This comment relates to County communication practices and does not relate to any environmental issues. No changes to the environmental document are needed.
EL-16	This comment relates to County communication practices and does not relate to any environmental issues. No changes to the environmental document are needed.

Comment No.	Response
EL-17	This comment relates to safety at the modified access to Hetrick Road. This EIR has been prepared to evaluate the proposed Specific Plan and related entitlement; it has evaluated the project at a programmatic level, given the amount of information currently available. The future development under the Specific Plan has not been designed and this level of detail and analysis would be conducted during the public improvement plan review and approval process. Street lighting would be installed per current County and other regulations. The new access was a requirement of the County to improve traffic safety. No changes to the environmental document are needed.
EL-18	This comment is related to previously submitted comments and does not pertain to any environmental issues. No changes to the environmental document are necessary.
EL-19	Please refer to responses to comments EL-3 through EL-12.
EL-20	This comment relates to the potential for a noise barrier/fence to be installed along Pomeroy to address any additional road traffic resulting from the project. Please refer to Table 4.13-10 in Section 4.13, <i>Noise</i> , of the EIR; no substantial increase in noise is projected to occur at this location. No changes to the environmental document are necessary.