



Let's Stand Together to  
**KEEP NIPOMO RURAL!**



*Standing for Real Affordable Housing, Critical Infrastructure, and Environmental Preservation*

## June 2024 Newsletter

**NAC Community Meeting, Sunday, June 9 at 4p.m.  
Blacklake Community Room, 498 Colonial Place**

**\*\*\*\*STOP THE DANA RESERVE\*\*\*\***

***a socially & environmentally irresponsible mega-development in Nipomo***

In his position statement, Supervisor Paulding states, *"I've never seen this many significant adverse impacts on a significant project. I'm simply not convinced that the benefits of approving a project that contain a mere 30% of the type of housing that we need outweigh significant and unavoidable impacts."*

The NAC, Nipomo Oak Alliance (NOA), the South County Advisory Council and the Central Coast Student Coalition all agree with that 100%.

And because all our attempts to collaborate, cooperate and compromise were dismissed,

NAC, in partnership with the California Native Plant Society,

**HAS FILED A LAWSUIT** against the County.

***To be clear***, Supervisors Paulding and Gibson, who both voted no, and the Nipomo Coalition that came together with an alternative, were not opposing development.

Instead, they were advocating for, and designed an improved plan, that reduces the devastating environmental impacts and increases the ratio of of much needed affordable housing.

Pictured below are the last remaining contiguous Oak Woodlands on the Nipomo Mesa

Taken from Nipomo park, looking toward the Dana Reserve, the view represents the last 5% of this unique habitat remaining on the Mesa.

If the Dana Reserve is built, these remaining Oak Woodlands will be reduced to just 2%



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The lawsuit contends that the Final EIR failed to adequately analyze potential impacts of the project and challenges the feasibility and efficacy of the proposed mitigations.

The main grounds for the lawsuit include: 1) flaws with the Environmental Impact Report, 19 Class 1 negative impacts, and deficient analysis of mitigation measures, and; 2) the County's approval of the Dana Reserve project violated the California Environmental Quality Act (CEQA); 3) The project's water will supposedly come from the Nipomo Community Services District (NCS D), relying on imported water from Santa Maria. However the DR is outside the service area of NCS D and intended for existing in-fill development projects. This raises concerns about water security and fairness as other developers have been denied water for their projects within the NCS D sphere of influence.

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**The SLO Planning Commission approved the following housing projects to be built in Nipomo soon:**

**Mesa Trails project:** 313 multi-family units;

**Mussell project** (behind the post office): 72 multi-family units;

**Trilogy Assisted Living Facility** (134 units);

**Trilogy Phase 3:** (162 units)

Plus, other developers are working on plans to build another roughly 600 homes in Nipomo. So, the total is about 1,280 new homes about to be built in our community, besides the environmentally destructive 1,420 Dana Reserve (DR) units. Many of these other developments are affordable for workforce and low-to-middle-income buyers and didn't need to include luxury homes to be financially feasible as the DR developer claims.

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***Please consider donating to NAC for the costs to cover the legal representation through this phase of our work. Thanks as always! All donations are tax-deductible***

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NAC website <https://stopdanareserve.com/> Email: [nipomoaction@gmail.com](mailto:nipomoaction@gmail.com)

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

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