



LET THE COMMUNITY DECIDE NIPOMO'S FUTURE  
*Standing for Real Affordable Housing, Critical Infrastructure,  
and Environmental Preservation*

## October 2024 Newsletter

**NAC Community Meeting, Sunday, Oct. 20 @ 5pm**  
**Blacklake Community Room, 498 Colonial Place**

**Stop the Dana Reserve as currently proposed--a socially & environmentally irresponsible mega-development in Nipomo**

### Upcoming important dates—MARK YOUR CALENDARS!

**October 24**—[Fall Harvest Gala Fundraiser](#) for NAC and the appropriate planned future development of Nipomo

**November 14**--Next LAFCO consideration hearing (see below)

**February 5**—Court hearing on NAC and CNPS lawsuit against the County and NKT

### OVERVIEW OF THE LAFCO STUDY SESSION

Annexations are subject to review and approval by LAFCO. The purpose of the Study Session on Sept. 19 was to inform the Commission, solicit their comments and questions, provide direction, and/or request additional information as needed, prior to a consideration hearing, regarding the proposed Petition for the annexation of the Dana Reserve Specific Plan (DRSP) into the NCSL for water, wastewater, and solid waste services, as initiated by the landowner, NKT, LLC.

At the study session, we had experts, a lawyer, and concerned citizens. Some of our speakers had many people behind them. Alison Martinez spoke for NAC and all the people who have signed our petition. Gianna Patchen spoke for the 3,000 Santa Lucia Sierra Club chapter members, who are also citizens of San Luis Obispo Co. Bill Waycott spoke for the scientific community behind the Native Plant Society. Our message was wide ranging and addressed the long-term negative impacts this project will have on Nipomo and the central coast. The developer's supporters' message focused on "I want a house".

Although we are also advocates for AFFORDABLE housing—we must continue to point out that the "affordable" housing that NKT LLC is proposing DOES NOT address the affordability level that is needed in this county. Hardworking people deserve the assurance of secure, quality housing, yet a large percentage of the homes being built, will be built by Shea Homes (of Trilogy stock \$1.2-\$1.7 million) and another significant percentage are being advertised as "workforce" housing. But to afford a "workforce" home that costs \$600,000 with a down payment of \$120,000, at 6.5% interest you'd need to earn \$130,025 per year before tax, yet the Median household income in SLO County is \$90,216.

**LAFCO's authority and legislative purpose** are established in Government Code Section 56000 et seq. The primary role of LAFCO is to promote orderly growth and development, ensuring the social, fiscal, and economic well-being of the region such as preventing urban sprawl, preserving open space and prime agricultural lands, and efficiently extending government services. **Letters should be sent via the [LAFCO website](#) ASAP**

**ATTENTION: A documentary video will soon be produced by Cal Poly graduates** to highlight the misleading claims that the DR is helping to solve the affordable housing crisis. The documentary will also highlight all of the critical issues, inaccuracies and mis-steps that have been made on infrastructure, water, environmental quality, (including endangered plants and destruction of over 3000 of the most sophisticated carbon sequestering technologies that exists on the planet), air pollution, public services, schools) by the officials who have paved the way for this project.

You may be contacted to be interviewed about an aspect you feel particularly strong about and/or are a local expert in. If you would like to be interviewed, you can contact Ashley Gastineau 805-550-9166, [Ashzeey33@gmail.com](mailto:Ashzeey33@gmail.com).

Video Editing/Social Media piece is being managed by Spenser Judd 805-263-8853, [clearvisionbruh@gmail.com](mailto:clearvisionbruh@gmail.com).

Some interviews will be used to publicize the travesties of this project and then may be included in the longer documentary.

**Endangered species on Dana Reserve land?** Regardless of the fact that the formerly named Cañada Ranch land now the proposed Dana Reserve is home to an invaluable old growth oak forest which is a cultural landscape for the yak tityu tityu yak tilhini (ytt) Northern Chumash and tell a story of their culture and are part of the regional and ancestral identity of the first peoples of this land, regardless of the endangered species identified in the on that parcel of land and mentioned in the EIR, regardless of the financial shortfall for local schools; the dubious water supply claims; regardless of the pleas by local high school students to stop destroying their futures by clear-cutting and paving over valuable natural resources that keep our planet healthy and livable for them and future generations, regardless of the small percentage of truly affordable housing that only MAY be built, biologists are still at work studying and documenting the unique species that exist within the ecosystem of the old oak forest.

There is now detailed focus on a recently discovered species of Manzanita that is extremely limited in its range, found only on the Nipomo Mesa, and of great conservation concern, especially as the few pockets where it is still found are mostly surrounded by development. Based on estimates from satellite images, the vast majority of wildlands on the Nipomo Mesa have been converted into dwellings and agricultural fields and if this were to continue, as in the proposed, extremely dense Dana Reserve development, it would bring this rare species even closer to extinction. Biologists are moving quickly to have this new species protected, so that future plant removal would be regulated by state and federal conservation requirements.

NAC website <https://stopdanaserve.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.*