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**From:** Cees Dobbe <Cees@dobbe.biz>  
**Sent:** Sunday, August 25, 2024 2:12 PM  
**To:** Info  
**Subject:** Letter in support of the Dana Reserve project in front of the NCSD Board  
**Attachments:** 20240825\_Dobbe Dana Reserve letter to NCSD Board.pdf

Please find attached my letter in support of the Dana Reserve project and distribute it to the NCSD board members.

August 25, 2024

Dear NCSD Board,

This letter is in support of the Dana Reserve project that is in front of your Board. Obviously I will address the most pertinent issue for this board, the water issue, but I want to give you a more comprehensive view as well. It all fits in a larger situation. So I beg your patience with this more lengthy letter.

My wife and I have been in the area since 1986 and have lived in Nipomo since 1989. We have raised three children here that are in the ages between 22 and 31. We would like to have our children and their friends and age group to have the same opportunities we did when we arrived here. Unfortunately, we have seen many of their friends and kids in their age group leave the central coast for other areas in California but many have even left the state altogether. Many have left because of a lack of affordable housing and/or starter houses.

In the end availability and lower priced houses is a matter of demand and supply. Your Board is fully aware of that. The Dana Reserve project will help address that issue in a significant way.

I have been involved in Agriculture since 1986 including the third largest cut flower growing operation in the state of California. I have been president of the chamber of commerce in Nipomo, served on a board of Santa Barbara Bank & Trust, served on boards of the California Cut Flower Commission (an elected position), the Central Coast Green House Growers Association, school advisory boards for Mesa Middle School and Nipomo High School, the Rotary club of Nipomo, the Ag Advisory board for Nipomo High School and have been involved with many other organizations and I'm still involved with many.

My wife and I love the Central Coast. It is very interesting to see some of the arguments from opponents of this project. Many people we know. We cannot escape noticing more than a fair amount of hypocrisy from many of them. NIMBYism is writing a new chapter here.

So, let's go through some of the issues that are being raised.

The oak trees

1. The oak trees are NOT an endangered species. There are 2 billion oak trees in California on 13 million acres (!!!!!). There are 2 billion oak trees in California one inch or bigger and 800 million 5 inches or bigger. This is directly from a USDA study. Here is the link  
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2. We are living right next to Los Padres National Forest with 1.75 million acres with lots and lots of those oak trees
3. On top of this, the developer has acquired a piece of property where he will preserve the oak trees, plus plant even more oak trees on it. The total amount of oak trees saved in perpetuity is way more than 14,000.
4. The developer has changed his plans numerous times to preserve more trees on the to be developed property even to the detriment of planned sport facilities such as tennis fields and soccer fields (which we think is a pity)

#### The Water situation – Especially relevant for YOUR BOARD!!!

1. I've been involved in the ground water litigation since the nineties with a number of our properties. Because of this I feel I have a more than average understanding of our ground water basin.
  - a. We are NOT in an overdraft. I understand that the NCSB board has apparently taken a different legal position on this but I strongly feel that my legal team has a different and correct point of view on this.
  - b. Your NCSB Board has been "encouraged" by the litigation to obtain a secondary water source which you have found and are contractually obligated to.
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2. Because the NCSB Board has acted to plan for the future, you have substantial amounts contracted with the city of Santa Maria.
  - a. You will HAVE to take that extra water.
  - b. If this project will not get approved, ALL the current NCSB customers will be penalized by enormous water bill increases in the very near future. So, your water agency does proper future planning for growth but when that growth doesn't happen, the agency and therefore your ratepayers will be severely punished. My understanding is that current NCSB rate payers will have a **negative average impact of \$750** a year if the project is not approved. Doesn't seem to make a lot of sense.
  - c. The NCSB will pump less from our groundwater basin than they have in the past even with this project and complete buildout of the NCSB covered area.

#### The Schooling situation

1. The argument that no schools exist for this planned project seems weird and absurd since it is my understanding that no School District board can plan for an expansion of schools without a project being completely approved because only then it would create this potential need
2. And, when the project goes through its phases it will create very substantial funds that will facilitate such an expansion need

#### The traffic situation.

1. The studies have apparently clearly shown that the current traffic issues for many existing roads will NOT deteriorate it will actually improve some issues
2. The connection of Frontage road to Willow will be an enormous improvement (read especially the swap market situation on Sundays)
3. The argument of 101 traffic issues is particularly interesting. If that argument would be applied to the rest of California then it would preclude any development in almost the whole state of California. Which would devastate our state's economy.
  - a. Same argument for Caltrans as with a school district, Caltrans will NOT act upon improving the 101 in our area (widening to three lanes, widening the Santa Maria Bridge etc etc) unless there is a significant impact being felt. This is unfortunate but is not unique to this project.
  - b. The 101 is busy at a few times of the day but many potential buyers in the Dana Reserve will be able to mostly avoid these busy times by choosing their timing of their trips. So even that impact will be a lot less than some are portraying.

4. The Willow road interchange has been built for the future of exactly a project like this. And, in all the years it has been built it has never felt busy at all and basically very underused. The Nipomo High School starting of the daytime has been very manageable (and a big improvement of the situation before it was built)

#### The Housing situation

1. There is a significant shortage of supply in Nipomo for housing as the market continues to show
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  - b. This project with its different neighborhoods is going a very big way in addressing the needs of housing in the lower affordable range. Yes, there are higher priced neighborhoods as well. But I'm sure you are aware of the enormous costs of building these days
    - i. The lower priced neighborhoods are ONLY possible with a project that has the pricier neighborhoods that can subsidize these neighborhoods.
    - ii. Demanding and requiring only lower priced neighborhoods is financially not feasible with all the overall infrastructure and other requirements for a project this size.
  - c. Having a developer that lives in Nipomo with a stellar reputation of delivering what he promises and having the financial wherewithal to see a project this size to its completion is an enormous plus for this project and our community. I've got to know the Tompkins family through the years at many community and fundraising events. Their heart and financial support for the community is pretty solid.
2. Our son, a management consultant for an international company, is a prime example of working from home many days a week and who can and wants to live in the area he grew up in. The lack of supply in Nipomo has not made that easy.

#### The non housing part of the development

1. Opponents have used the argument that a project like Trilogy did not deliver with their promised commercial area. This developer is different. He has a vested interest in developing the commercial area and has a track record of delivering what he promised.
2. Getting another supermarket, restaurants and other facilities like that will satisfy a need that exists and reduce the amount of trips many of us now have to take north or south to fulfill those needs
3. The Cuesta College component will also bring needed education facilities at that level closer to home reducing traffic north or south.

#### The Hypocrisy issue

1. I've attended many meetings on this project both at supporters meetings and opponents meetings. I've also attended the SLO County planning Commission meetings and the Board of Supervisors Board meetings where it got approved as you are well aware of.
2. The opponents are made up of a large group of people that moved here in the last 10 to 30 years. They have their piece of paradise and NOW everything should stop. That looks very hypocritical.
3. A large number of opponents are now living in Blacklake, Cypress Ridge, Trilogy and other local developments.
  - a. The overwhelming arguments these people use are similar to the arguments that were used against their developments they are now living in.
  - b. Yet, if their arguments against this project would have resulted in their developments not being approved and not being built, they would not even be here!!!!!! But they have their spot in paradise and they apparently have a short memory and don't care if they are apparently hypocritical.
4. Some opponents are living directly around the planned project.
  - a. A project like this was in the South County Planning Update of I believe 1994 but even before was mentioned for years as some sort of project like this.
  - b. Many of the people moved in after this 1994 date yet, they claim ignorance (like the IRS, **ignorance is no defense**)
  - c. Many have ulterior motives such as moving certain roads, closing certain roads etc etc.

- i. Many of these issues have been addressed by the developer but in so many cases, the opponents moved the goalposts and just added more demands
- ii. The Woodlands, now Trilogy, is a bad example where a group of opponents (Save the Mesa) extracted a buy off amount from the developers to stop their opposition. This extortion money (as some have described it) has created a false potential for some opponents. I sincerely hope this developer will NOT give in to that kind of extortion. And I'm not under the impression that he will.

5. And yes, NIMBYism.
  - a. Many opponents say it is a great project. Just not at this spot. Somewhere else in Nipomo. Or Santa Maria. Or Arroyo Grande. Or Oxnard. Or LA etc etc.
  - b. What they know is, that if you Google NIMBY, they will fit in that description to a tee. They just hate it when you call them out on it
  - c. NIMBYs should not be rewarded. A good part of NIMBYism is unfortunately rooted in selfish behavior to the detriment of the greater good.
  - d. The moment I got my house and Agricultural properties it would probably be better to have no development at all after that anymore. But I feel that I'm not alone in this world and Nipomo will still be a piece of paradise with such a well thought out project like this. I'm not for unbridled growth or an type of project. But THIS is a great one.
6. Not the most important thing in the world but an interesting very symptomatic thing of the opponents: For almost two years (!!!!) the opponents have littered our Nipomo area with many many (hundreds?) signs opposing the project placed illegally in the right of way of County roads.
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  - b. When they learned most of their signs were illegally placed but would not be removed by the County because of lack of funds for such removal, they choose to continue to break the law
  - c. Yet, the opponents want the developer to follow every rule that exists to a tee plus many more rules they are making up as they go.
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7. Many times opponents bring up the fact we should not become LA or the San Fernando Valley.
  - a. The facts show that the latest census density per square mile is 6,394 people in San Fernando. Meanwhile, SLO County went from 81.7 people per square mile to 85.6 from the 2010 to the 2020 census which makes San Fernando almost 75 times more crowded than SLO County
  - b. This project and even others in SLO County will NOT get us even remotely close to any of those areas. Yet, that doesn't stop the opponents from bringing it up over and over again.

#### Tactics of opponents

1. I won't belabor this extensively even though there is an enormous amount of issues I've encountered myself and seen other proponents objected to by the opponents
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  - e. I've received a death threat (I have informed Dan Dow, our District Attorney)
  - f. I should resign from my social service club (which has nothing to do with it)
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  - c. But I also heard the argument again and again that, even though they support it, they are not interested in the vitriol of social media from the overactive opponents and the cancel culture that comes with it. That is a very scary scenario especially for people with business interests in the area.
4. As an NCS D Board member, you are no doubt fully aware of the scourge of social media and many over the top baseless tactics of opponents of projects like these. I wish you all the good luck of filtering that out.
5. But keep this very big thing in mind that I asked the members of the board of the planning commission and the Board of Supervisors: How many opponents would NOT be here if the rules they want applied to this project, would have been applied to their piece in paradise they are currently living in. They knew and we all know the answer: A very large group of opponents would not be there..... Because their house would not even be here. Rules for thee but not for me.

All in all. An important project for your Board to decide upon

But as I hope your Board looks at all the facts and the well thought out plan that I think it is, I hope you will come to the conclusion that nothing is perfect but that this project is one that makes a lot of sense.

A project done by a reputable developer that lives in the town itself and who will do anything and everything to deliver what he promises.

Your NCS D board did plan for the future properly by securing a secondary water source.

You're also aware that not approving this project will financially significantly hurt the current NCS D rate payers which makes no sense at all.

Big Good Projects come by seldom. This is one of them

With this project Nipomo will continue to be a piece in paradise.

Please approve this project.

Thank you for your time and consideration.

Respectfully,

Cees M. Dobbe  
620 Black Ridge Lane  
Nipomo CA 93444

August 25, 2024

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Please approve this project.

Thank you for your time and consideration.

Respectfully,

Cees M. Dobbe  
620 Black Ridge Lane  
Nipomo CA 93444

NCSD Board of Directors

Honorable Ed Eby Honorable Dan Allen Gaddis Honorable Gary Hansen Honorable Phil Henry  
Honorable Mario Iglesias

I appreciate your taking the time to read my e-mail. I am unable to attend your meeting in person as such wanted to comment in writing regarding The Dana Reserve project.

This project has been studied, reviewed, conducted more public out-reach hearings than I can list and recently was approved by the San Luis Obispo County Board of Supervisors.

There is no development that is perfect, but this development comes close. This phased development will bring necessary housing, commercial, and non-commercial development. The prospect of two parcels dedicated for affordable housing is an exciting aspect. As the Board Chair of Peoples Self Help Housing, we have 1000's of individuals and families on our waiting list. There is a proposed site for a permanent south county campus for Cuesta College, something the college has been trying to accomplish for years. Additionally there is dedicated open space and recreational space.

Nick Tompkins is a well established developer with deep roots in our community. He lives here, has raised his family here, and has no plans to build and leave.

No development is perfect, but the Dana Reserve project comes very close to addressing many needs in our community. I personally know how difficult it is to vote on a project of such a large scope. It is especially difficult during an election year. With that said, I would encourage you to approve the property tax exchange and the annexation agreement. This development will make a positive difference and long lasting improvements for your community and the south county as a whole.

Respectfully,

Shelly Higginbotham

Board Chair - Peoples Self Help Housing Former Mayor - Pismo Beach

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**From:** lieberman.sc@gmail.com  
**Sent:** Monday, August 26, 2024 10:37 AM  
**To:** Info  
**Subject:** August 28, 2204 Board Meeting - Public Comment for Agenda Item E-1

President and Directors,

Good morning. My name is Steve Lieberman, and I am long time South County resident. I am a former elected official (Grover Beach).

**My letter is in support of agenda item E-1.**

I'm perhaps preaching to the choir, but the Central Coast continues to be challenged with a housing inventory shortage. This results in high market prices, and limited housing selection to support our retirees, workforce, and young families.

As you know the Dana Reserve project will provide a diversified housing portfolio, along with a unique sense of community (by design). This can only help the housing problem.

Reviewing the staff report, I also see this project as providing benefit to the Nipomo CSD in terms of residential water customers seeing some relief in their bills, the new project residents shouldering the increased cost of supplemental water, and an overall opportunity to spread future system costs across all users. While the property tax increment is lower than past annexation discussions, it is still over \$270K of new property tax revenue to assist the district.

I urge the Board to adopt the proposed resolutions to approve the Property Tax Exchange Resolution, Annexation Agreement, Plan for Services, and make the required CEQA findings.

Thank you for your service to your community and our county.

Respectfully,

Steve

Steve Lieberman  
805.310.7155

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**From:** Generation Build <generationbuildcc@gmail.com>  
**Sent:** Monday, August 26, 2024 1:31 PM  
**To:** Info; Raymond Dienzo  
**Subject:** Dana Reserve - NCS D Meeting  
**Attachments:** image\_123650291.JPG; image\_123650291.JPG; image\_123650291.JPG; image\_123650291.JPG

To the Nipomo Community Services District Board Members,

We are the Board Members of Generation Build, a local pro-housing group with over 200 members. We have members all over the county, including those who live and work in Nipomo, and we are writing to represent them and many in our generation who are excited about the Dana Reserve project.

We do our research, and it is very apparent that the water does exist to serve this project. In fact, many of the reports by third parties show that not only is there enough water, but that this project will benefit existing ratepayers as well.

From the Water and Wastewater Rate Impact Analysis Study:

- 100% of water customers will receive a reduction in water and wastewater bills
- Cash balance will be increased.
- Debt service coverage ratios improved.

Those facts are a win for the ratepayers and for the district.

Your decision in this annexation is a decision for the future. We are in a housing crisis, and we need projects like this to help sustain our county and younger generations who are looking to continue living and thriving here. Issues related to water are important ones to consider, but we need to listen to the facts, not imagined hypotheticals or personal opinions. There is enough water, and this project is one that we greatly need.

If, like us, you have followed this project closely, you know that there is a vocal group, the NAC, who is opposed to the project and will do anything they can to prevent it from coming to fruition. Their own arguments will contradict themselves. For example, this group went to the Board of Supervisors and fought against a tax sharing agreement with the NCS D. They claimed it was fiscally irresponsible and that the county should not give any money to their own district. Yet, they will now say the county didn't give the NCS D enough money and they think you should therefore deny the annexation because of it.

Everyone is entitled to their own opinions. But we ask that you please ground your vote in the real evidence that exists.

We are writing to offer another voice as the next generation. Many of us were born and raised in this county, including in Nipomo, and we want to make sure it remains a home for our generation and the ones following.

There are many of us who are excited about this project. Some of our members already live in Nipomo. Others live just up the road and would love to build their home here.

Please do not forget about us. This is a good project. There is enough water. It is in the financial interest of all ratepayers for this project to go through. Please vote accordingly and approve this annexation.

Thank you for your time,

The Generation Build Board

Madison Beeghly

Riley Sherlock

Tim Fulnecky

Mackenzie Dias

Michael Massey



## Nipomo Action Committee



Jul 5 · 🌐

**\*\*Did you know the BOS are voting July 9th on a resolution to take a loss to the county's general fund of between \$139,000 and \$882,000 per year in order to fund NCSD so the Dana Reserve can be built.**

**SLO County is already in a \$15.6 million deficit. This is fiscally irresponsible!!**





**ALSO...** Showing up at the COUNTY Board of Supervisors (BOS) meetings and NCSO meetings to weigh in on the tax revenue cost sharing agreement negotiations between the two parties is VERY important. They have not come to an agreement yet. The BOS delayed a decision to move forward with the vote on this matter last week as Supervisor Paulding was not present. **THIS IS ON THE AGENDA FOR THE UPCOMING JULY 9 MEETING.** Consent agenda item #5, you will find supporting documents to this issue [read here](#).

Depending on the number of persons that occupy the proposed DR project, the County could face an annual budget deficit of up to \$612,000. Two financial scenarios were put forward by staff:

Scenario 1) estimates full project build out would generate a net General Fund surplus of approximately \$130,000 per year.

Scenario 2) estimates full project build-out would generate a net General Fund deficit of approximately \$612,000 per year.

The developer and the NCSO are asking the county for an agreement which would move the County away from their usual assurance of revenue neutral policy with an independent agency. As the County staff and the NCSO could not come to an agreement, the BOS is now asked to weigh in. Unfortunately, this is another chance for at least the 3 Supervisors to say the benefits outweigh the cost and pull the card of 'overriding concern' breaking with yet another established policy in order to approve this project.

Contact Supervisors or show up to comment at BOS meeting against the Resolution for a waiver of County Budget Policy #34. The Board's policy for the Funding for Independent Special Districts (County's Budget Policy #34) is as follows: "Funding for Independent Special Districts: An independent special district or commission government agency (fully independent of the County) may provide services and funding the County shall provide on independent special district with County funds. Fund money we should not provide for exchange with a net fiscal loss to the County."

**Bottom line:** we need your engagement with the NCSO, and to let the Supervisors know. It's not o.k. to allow an agreement that will subsidize this development and put the County budget at such risk.





## Nipomo Action Committee



Jun 12 · 🌐

Show up and say NO!

It is unprecedented that the BOS would make a deal with NCSD and should not now

June 18 – Board of Supervisors Meeting, 9am, Katcho Achadjian Government Center Board Chambers. Key items on the agenda for this meeting include the request by the Nipomo Community Services District for a percentage of property tax revenue that would be generated by the Dana Reserve project





## Nipomo Action Committee

Jul 4 · 🌐



SLO County Board of Supervisors are getting ready to approve a resolution which will mean the County will take a loss of revenue between \$139,707 to \$882,518 per year as they continue to fund the Dana Reserve. Attend the July 9th Board of Supervisors meeting make a public comment advocating that our elected officials do not approve this fiscally irresponsible resolution

### FINANCIAL CONSIDERATIONS

As outlined in the Fiscal Analysis scenarios, the project at full buildout would yield between a net General Fund surplus of approximately \$130,893 per year (Scenario 1) or a net General Fund deficit of \$612,518 per year (Scenario 2) assuming no exchange in property tax to the NCSD.

For this recommended exchange of 2.36973% to NCSD, under Scenario 1 the estimated loss to the County General Fund would be \$139,707 per year, and under Scenario 2 the loss to the County is estimated to be \$882,518 per year. Therefore, the loss to the County is estimated to be in the range of \$139,707 to \$882,518 per year.



## **Jana Etteddgue**

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**From:** Macain Weipert <mweipert1@gmail.com>  
**Sent:** Monday, August 26, 2024 2:26 PM  
**To:** Raymond Dienzo; Info  
**Subject:** Dana Reserve

To whom it may concern,

My name is Macain and I have a young family (3 boys- ages 9, 7, 3). I am a banker and my wife is a schoolteacher. We are connected to Nipomo through youth sports (participating in baseball, soccer, golf, basketball) with a dream to one day live in Nipomo. We support this new community and hope the annexation of this property gets approved. It will help many families like mine.

Thanks,

**Macain Weipert**  
805-748-0756

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**From:** Adam Verdin <averdin@verdin.law>  
**Sent:** Monday, August 26, 2024 2:41 PM  
**To:** Info  
**Subject:** Support of Recommended Actions, Item E-1

Dear Members of the Nipomo Community Services District,

I am writing in support of agenda E-1, recommended actions, and to urge the adoption of the resolutions to approve the Property Tax Exchange Resolution, Annexation Agreement, Plan for Services, and make the necessary CEQA findings.

Moving forward on these items is a critical step toward addressing the severe housing crisis affecting our community. The need for affordable and accessible housing is now more urgent than ever, and this project represents a solution that can benefit not only current residents but also those who are vital to the fabric of our society, such as teachers, public safety professionals, and medical workers.

The current lack of housing in Nipomo and surrounding areas is forcing these essential workers to live farther from where they work, driving up commuting times and costs while weakening their connection to the communities they serve. At the same time, we are in the midst of a homelessness crisis, as the supply of housing has not kept pace with demand. The Dana Reserve offers a solution that can help ease these pressures, particularly with its down payment assistance program and a housing component specifically supportive of those working in our school district.

Approving this project will not only address an immediate need for housing but will also save ratepayers a significant financial burden in the future. By planning proactively, we can avoid the expensive consequences of delayed infrastructure improvements and unplanned developments, which often result in increased costs to the community.

It is disheartening to see that those who already have the stability and security of homeownership are among the most vocal opponents of the Dana Reserve project. This opposition, while understandable from a personal perspective, often disregards the broader needs of the community. Housing is increasingly becoming a privilege for the "haves," while the "have nots" find themselves left behind.

I urge you to consider the long-term benefits this development will bring, not only in terms of housing but also in fostering a community that is diverse, inclusive, and supportive of its essential workforce. By moving forward with the approval of Dana Reserve, you will be taking a critical step in solving a housing crisis that impacts us all.

Thank you for your service.

Sincerely,

**Adam Verdin**

**Resident. Nipomo Mesa**