

Cherie A. Fitz-Gerald
380 Rim Rock Road
Nipomo, CA 93444

August 25, 2013

County Planning and Building Department
Attn: Brian Pedrotti, Project Manager
970 Osos Street
San Luis Obispo, CA 93401

Dear Brian,

I am responding to the revised RDEIR report for Laetitia Agriculture Cluster Development of 102 proposed homes, a Ranch house, and a 75 room Dude Ranch

1. Insufficient and unrealistic water usage estimates

The proposed decrease in water usage to 0.44 AFY is more in line with small lot urban developments. The poster child for this type of project is Varian Ranch which uses 1.44 AFY. Projects secondary to this (Varian Ranch) development would be Woodlands and Santa Margarita both using 1.44-1.50 AFY

This is a deceptive proposal. Laetitia is proposing to use 1/3 less water usage per parcel. Someone purchasing a vineyard estate will want landscaping. Lawn water consumption would easily increase water usage. This would further tax an already failing water demand for the area. What county agency will control and monitor Laetitia's proposal of limiting lawn space?

Fractured Shale is dependent on Mother Nature, mainly rain, for our water source. In recent years there has not been enough rainfall to provide water for current development. Many wells in this area have run dry in the last 2-5 years. Past history is showing a shortage of water availability.

2. Biological effects on Los Berros Creek-Class One Impact, inadequately mitigated

Los Berros Creek was a full time, year round running creek. This creek had Steelhead Trout and various other wild life at it shores. Since Laetitia has developed wells #8, #11, #12, and #13, the Creek has been dry. Even during years of abundant rainfall, the creek has only run for two to three weeks in the winter.

Development should not be allowed to deplete natural resources. This creek has been drained by Laetitia without this development. This type of disrespect for Mother Nature gives our County a poor image. We have some of the most beautiful surroundings and gifts of nature. It is our obligation as good Stewards of the Land to preserve these gifts.

3. 75 Room Dude Ranch-A HOTEL IS A HOTEL

This is an interesting way to propose a HOTEL in a rural setting. Please do not be fooled by the catchy title. A hotel is a hotel. 75 rooms mean 75 bathrooms and daily laundering of hotel bedding and linens. This is another huge demand on an already overtaxed water resource.
THIS WATER USAGE IS ON TOP OF THE PROPOSED 102 LOTS.

4. Connected Wells

In the graph on Topographic Map – It shows wells #15 and #14 still directly connected to the wells at the Creek, #12 and #13. These wells were supposed to be separated. Wells #14 and #15 should be on a separate system from wells #12 and #13. The two separate systems should function independently.

5. Roads-Traffic Mitigation-NOT ADDRESSED BUT A HUGE ISSUE

Not only is the mitigation of traffic not addressed in this revised RDEIR, it is not even mentioned that the Dude Ranch will also add to the proposed 1,000 trips per day.

These rural roads are not designed for this kind of traffic nor are they designed for truck traffic needed to operate a 75 room hotel. Two delivery trucks would struggle to pass each other. These roads do not have safe and adequate turn outs or pedestrian traffic areas set aside. There are not bike lanes or turn lanes.

If Laetitia is not required to widen and upgrade Sheehy, Dana Foothill, and Rim Rock Roads to accommodate safety, who will? Does the County have resources for such major road improvements?

THIS TYPE OF TRAFFIC IS DANGEROUS ON THESE RURAL ROADS.

Conclusion

In conclusion, I believe if you look close at the facts, you will see that the water resources are currently overtaxed. You will see that many wells have gone dry or are producing at a much lower GPM than years ago. These problem wells service existing residents in the immediate area.

You will also see unrealistic proposals of water usage per parcel by Laetitia. I believe by reviewing the Hydrologist's reports, you will also notice the facts that prove Laetitia cannot provide adequate and long term sustainable supply of water for a project of this magnitude in this area of the County.

Thank you for your time in studying the facts.

Sincerely,

Cherie A. Fitz-Gerald