

Vern and Carol Garcia  
545 Camino Encanto  
Nipomo, Ca 93444

August 5, 2013

Mr. Brian Pedrotti  
County Planning and Building Dept.  
976 Osos Street, Rm 300  
San Luis Obispo, Ca 93408-2040

RE: Recirculated DEIR-Latitia Project

Dear Mr. Pedrotti;

After reading the recirculated DEIR regarding Latitia, We have the following concerns:

1. Once again, I remind you that our water comes from fractured shale rock formations and not an aquifer. Laetitia already uses 14 wells.
2. Many of us in the area have already had to lower our wells since Laetitia planted their grapes. Now they want to add 102 homes, a dude ranch and more grapes.
3. The usage figures don't match up with other planned developments in the county. The DEIR states water usage of 42 acre feet, when other developments average 62.4 acre feet.
4. We feel the developer should be responsible for maintaining the Waste Disposal system for at least 20 years, as there is no way to mitigate compliance once the developer withdraws from the project.
5. We would like the county to take into consideration the 70 to 100 lots in Rim Rock, Rancho Nipomo, and Highland Hills, which are already approved, but have not been developed yet. Also, the additional Citrus trees approved for the Fitzgerald Ranch.

We have been in this area for 22 years, and sincerely enjoy walking around the "Rim Rock Loop", however, if you approve this large project, there will be 1000 more cars going up and down Dana Foothill and Sheehy road daily. Walking these roads will become too dangerous. It would be so sad to lose our quality of life.

Thank you for your consideration,

 Vern Garcia

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