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Brian Pedrotti
County Planning Dept.
976 Osos Street, Rm 300
San Luis Obispo, California 93408

August 22, 2013

Dear Sirs,

As a residents of the Nipomo Foothills my wife and I would like to take this moment to voice our strong objection to the proposed Laetitia Housing Development in any form. We have been lifelong Arroyo Grande residents and only just moved into this beautiful area of the county this last year. We moved for the peace and tranquility and had actually thought that this issue had finally been settled. We are dismayed that Mr. Zilka has continued to push his development despite overwhelming data that the project will be harmful to the area in so many respects.

Traffic. My wife can currently walk our two dogs down Dana Foothill in the mornings, chat with neighbors, and soak in the beauty. I can send my teenager down the road to the mailbox without worries of being struck by a car. If the proposed development goes through, the added traffic of an estimated 1,000 extra car trips will destroy this forever. Furthermore, allowing further expansion to include a dude ranch would only further harm our rural environment. I would propose that Laetitia be required to fund and on ramp at 101 entrance to their own facility. This is already a very dangerous section of the freeway with cars forced to cross oncoming traffic coming from the south.

Water. As residents of the foothills, we are keenly aware of the fragile state of our water resources. We have no aquifer, our wells lie over a very unpredictable fractured shale source. We have seen the wells being dug and have heard that they are deeper and more expensive to draw water. As responsible residents we have taken out much of the existing landscape from our home and are ever vigilant of keeping our water usage to the absolute minimum. One only has to look to our neighbors in Paso Robles to see the long term implications of poor planning playing out. Many residents are losing their wells, being forced into debt replacing them, or worse having to give up their homes.

We find it hard to believe that one can objectively look at the available data (WRAC subcommittee report, Geosyntec 2011) and not recognize that placing further stress on our water system would lead to a similar situation. It appears that many of the positive studies occurred during particularly wet year. One can only imagine the outcome of studies had they been conducted during a drought year like 2012-13. We understand that the project has been scaled back to 102 homes/ parcels, but now includes 27 more acres of thirsty wine grapes. Will the grape planting stop there? We are curious how earlier estimates of water usage could be so dramatically altered from the inception of this

project (146 acre feet/household) to its current state (46 acre feet/household). Where did the 100 acre feet of water usage go? Are the residents going to be policed on their water usage to keep it to this new low standard? This isn't the low cost housing that San Luis County needs. Can we honestly believe that the new residents of these million dollar homes aren't going to want to landscape their lots, put in a pool, maybe even their own grapes? Let's get real. We're not talking about a few new homes. Allowing this project to go forward and jeopardizing our water and our homes is careless and shows blatant disregard for the lives of the existing residents of the Nipomo foothills. What will the value of our home be if we have to have water trucked in or we can't afford to have a new well dug? We can only imagine that any tax revenue gained in the short term would surely be lost in the long term as homes depreciate and residents flee the area. We believe that the County is responsible for ensuring the reliability of this water source. Please look at the data objectively and we're sure that you will agree that the available water is not sufficient to support such a development.

Environment. While the proposed sewage treatment plant will not directly affect our property, we empathize with the many people who worked hard to build their home on, now to have them overlook a sewage treatment facility. While we may not have to live with the visual impact of such a facility, the prevailing onshore winds will surely remind us of what is over the ridge. The potential impact of further development to the Los Berros Creek is already evident. The damage from current development is evident. The creek didn't even flow to Laetitia. It is obvious that any further development will only worsen this situation. The Department of Fish and Game and the Sierra Club, both object to projects that would further reduce the flow of the Los Berros Creek.

We respectfully ask that you will do your civic bound duty and put this folly to an end. Please examine the data objectively. We are sure that if you do so, you will come to the same conclusion, we simply can't afford to make a mistake and allow the Laetitia Development to proceed.

Thank you for you time and consideration,

Kelly and Vicky Newlander
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