

June 26, 2013

County of San Luis Obispo
Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408

In Re: *Environmental Determination No.: ED 11-086*
County File No.: DRC 2011-00037
Project/Entitlement: Cantinas Ranch
Organizational Camp

Dear Department of Planning and Building:

We only just learned of the July 11, 2013 hearing regarding the Cantinas Ranch proposal to construct 132,000 square feet of improvements on land immediately next door to Christmas Cove. We did not receive notice of this hearing. We only learned about it from neighboring property owners

We own a 2.5% share of a 40 acre parcel within Christmas Cove identified as APN No. 080-062-025. Our parcel is immediately to the west and adjacent to the property being developed by Cantinas Ranch—only a few hundred yards from the equestrian center, Mill Barn and large swimming pool on the Cantinas Ranch property. We purchased our unit in Christmas Cove more than twenty years ago and have been using the property as a quiet vacation retreat ever since.

This is an extraordinarily large resort to be constructed in this quiet remote and rural area. We are very concerned about the substantial noise that will be created during the construction process and as a result of the ongoing future operations of the resort. The project includes plans for many outdoor facilities including: large swimming facilities, outdoor sporting venues, equestrian facilities, and lakeside improvements. The project includes an outdoor stage designed to provide a venue for concerts, stage plays, art festivals, music festivals and other unspecified events. The presence of hundreds of people on the site along with delivery vans, trash trucks and other motor vehicles will result in the complete transformation of the peaceful and quiet character of this area.

Traffic on Lynch Canyon Road will also be a major problem. Lynch Canyon Road is a narrow, winding, sub-standard, dirt road in a remote rural part of North San Luis Obispo County. We use Lynch Canyon Road to travel the 5 miles to reach Christmas Cove. Although it is a sub-standard road, Lynch Canyon Road presently has very little traffic.

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We believe that the construction of this large resort on Lynch Canyon Road will dramatically increase traffic and will substantially increase the risk of traffic accidents along Lynch Canyon Road.

This project will permanently alter the remote, rural setting along the North Shore of Lake Nacimiento.

We have reviewed the comments of Paul H. Nankivell in opposition to this project and we join in that opposition and fully support his position.

Very truly yours,



Larry Freeman
10355 Lynch Canyon Road, #29
Bradley, CA 93426

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