



Brian Pedrotti, Project Manager
County Planning and Building Department
970 Osos Street
San Luis Obispo, CA 93408-2040
May 23, 2012

Dear Mr. Pedrotti,

The South County Advisory Council downloaded and reviewed the RDEIR for the Laetitia Agricultural Cluster Subdivision (Tract 2606) and, at the scheduled SCAC meeting on May 21, 2010, came to the following conclusions:

According to the testimony of neighbors of Laetitia, there is an already an apparently unmitigatable impact on the aquifer that has, even prior to the proposed subdivision, resulted in a drawdown in the surrounding areas, requiring deepening of existing wells or drilling of new wells on properties in neighborhoods adjoining Dana Foothill, Sheehey, and Rimrock Roads.

The RDEIR , itself, (p.v-51) reports, "With continued pumping, the water level in an aquifer near a well can continue to drop ("drawdown")until it reaches the bottom of the well screen or pump intake, or the water levels may stabilize if capture expands to equal the pumping rate....if the groundwater pumping exceeds the potential for capture, new equilibrium conditions are not possible (e.g., Bredehoft and Durbin, 2009; Walton, 2011; Alley and Leake, 2004)."

In addition, (p. v-54), The RDEIR reports, "Initial yield from wells in fractured bedrock aquifers is often not representative of longer term yields, which are typically lower. As groundwater is released from storage in fractures, the hydraulic gradient toward the well becomes progressively lower, which causes the well yield to decline (e.g., Robinson, Noble & Saltbush, 2004; Morrison-Maerle, 2002)"

Moreover, according to CEQUA Guidelines "Thresholds of Significance" (p. v-61), the RDEIR states, "For the purpose of the project specific evaluation in this EIR, significant water supply and infrastructure impacts would occur if the demands placed on this area from this development exceeded the available water supply,...or if the well capacity of adjoining parcels was diminished so as to create unsustainable yields or disruption of existing localized water supply...."

The consensus of council members is that the water issues on this tract are serious and cannot be mitigated.

In addition, neighbors of this development reminded us at this meeting of the equally serious traffic issues (not included in this RDEIR) inherent in this proposed development, and asked that you pay special attention to its impact on Dana Foothill, Rimrock, Sheehey, and Thompson Roads, which has worsened since 2004 with increased development and the increased traffic from Nipomo High School in the last eight years.

Traffic issues are of as much concern as water issues since the REIR states the "project is inconsistent with CalFire requirements for maximum road lengths which may result in significant fire hazard" ("Hazards and Hazardous Materials" DEIR , V1-4), and CalTrans and Public Works both recommended the Alternate Access Alternative (V1-41) as "...the existing at-grade intersection of Laetitia Vineyard Drive and Highway 101 operates at LOS F, and any additional trips would exacerbate this condition. In addition, CalTrans has

noted that this intersection's encroachment permit allows for winery and agricultural use, and is not approved for trips generated by residential land uses" ("#10 Alternative Access" DEIR ,V1 41-42).

These traffic and fire safety issues indicate the need for a secondary (frontage) road for safe and proper access to this proposed development.

We therefore request you give close attention to the serious negative impacts of the proposed project in regard to water and traffic issues which affect the community and have not been mitigated.

By direction of the SCAC,
Istar Holliday, Corresponding Secretary