



The BOSFOUR <bosfour@edcgov.us>

Comments on Sundance:Z07-0040 /TM07-1454/S09-0012 - Groundwater Issues

1 message

Bennett, Bill <BBennett@geiconsultants.com>

Mon, Feb 13, 2012 at 9:01 AM

To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Dear Supervisor:

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY
9:55 am, Feb 13, 2012

Please find the attached brief comments on Sundance groundwater issues.

Thanks,

Bill Bennett

Pilot Hill

(916)764-0817

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Bennett BOS 2-13-12 ltr groundwater.pdf

244K

Bill Bennett, Chairman
Pilot View Drive Zone of Benefit
Advisory Committee
4180 Misty Creek Court
Pilot Hill, CA 95664
(530) 823-7079

February 13, 2012

El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

RE: Sundance Subdivision: Z07-0040 /TM07-1454/S09-0012 - Groundwater Issues

Supervisors:

Previous letters to the Board on the Sundance Subdivision included analysis and critical observations on the groundwater availability for the project and its neighbors. (See letter dated January 3, 2011 to EDC Supervisors with attached *Analysis of Groundwater Availability and Recharge in the Sundance Project Area*.) The engineering report concluded that there is not enough groundwater recharge from precipitation falling in the area during below normal rainfall years to support the annual water needs of Sundance and the surrounding properties at build out.

Recently, additional data on wells in the Sundance and Pilot Hill area was provided by the County's Environmental Health Department, apparently at the request of Supervisor Briggs. That information, listing well depths, dates, and other parameters by parcel can be found attached to Robert Laurie's letter to you dated January 3, 2012. This new information further reinforces the concern that Sundance will adversely impact the existing groundwater supply for current neighboring residents.

The attached Figure 1 plots the elevation of the bottom of wells for parcels surrounding Sundance with the date the well was drilled. To relate well depth from the County's data to elevation, the elevation of the top of the well or parcel elevation was estimated from topographic maps for each parcel and included in the calculation. The figure shows that over time, well depths have clearly increased. That means that for newer wells to provide an adequate water supply in the area, they must be drilled to a deeper elevation now than in the past. The trend line indicates that over the past 30 years, well depths in the immediate area of Sundance are on average 400 feet deeper. This indicates the existing occupied parcels have clearly impacted the groundwater storage once available. (Wells that failed and were deepened are also noted in red on the figure.)

Figures 2 and 3 show the static water elevation in wells measured at the time of drilling with time for two neighborhoods adjacent to the Sundance property. The trend line in Figure 2 for the Pilot View Drive area indicates the average groundwater elevation in new wells has decreased as much as 200 feet over the past 30 years. As new parcels are created and occupied, the average "water table" has decreased. Figure 3 shows similar results for the Starling Lane area.

Therefore, past development has already impacted groundwater depth and supply significantly. There are approximately 66 developed and 23 undeveloped or potential parcels in the area around Sundance (as analyzed in the previous groundwater availability report). Those undeveloped and potential parcels cannot reasonably be denied a well. With 28 Sundance parcels, there would be roughly 51 undeveloped parcels or an increase of about 85% in the number of wells in the immediate area. Given the impacts of existing wells, adding 85% more, or nearly doubling "straws" in the resource will clearly impact and further lower the available groundwater supply and storage volume. This will clearly jeopardize the security and production of existing wells, especially those at shallower depths, and particularly given that the recharge from rainfall does not appear adequate in repeated dry years.

Thank you for your consideration. As always, you can reach me by e-mail or contact me at (916) 764-0817 if you have questions or if I can clarify any details

Sincerely,



Bill Bennett

Enclosures

WELL TIP ELEVATION vs WELL DATE

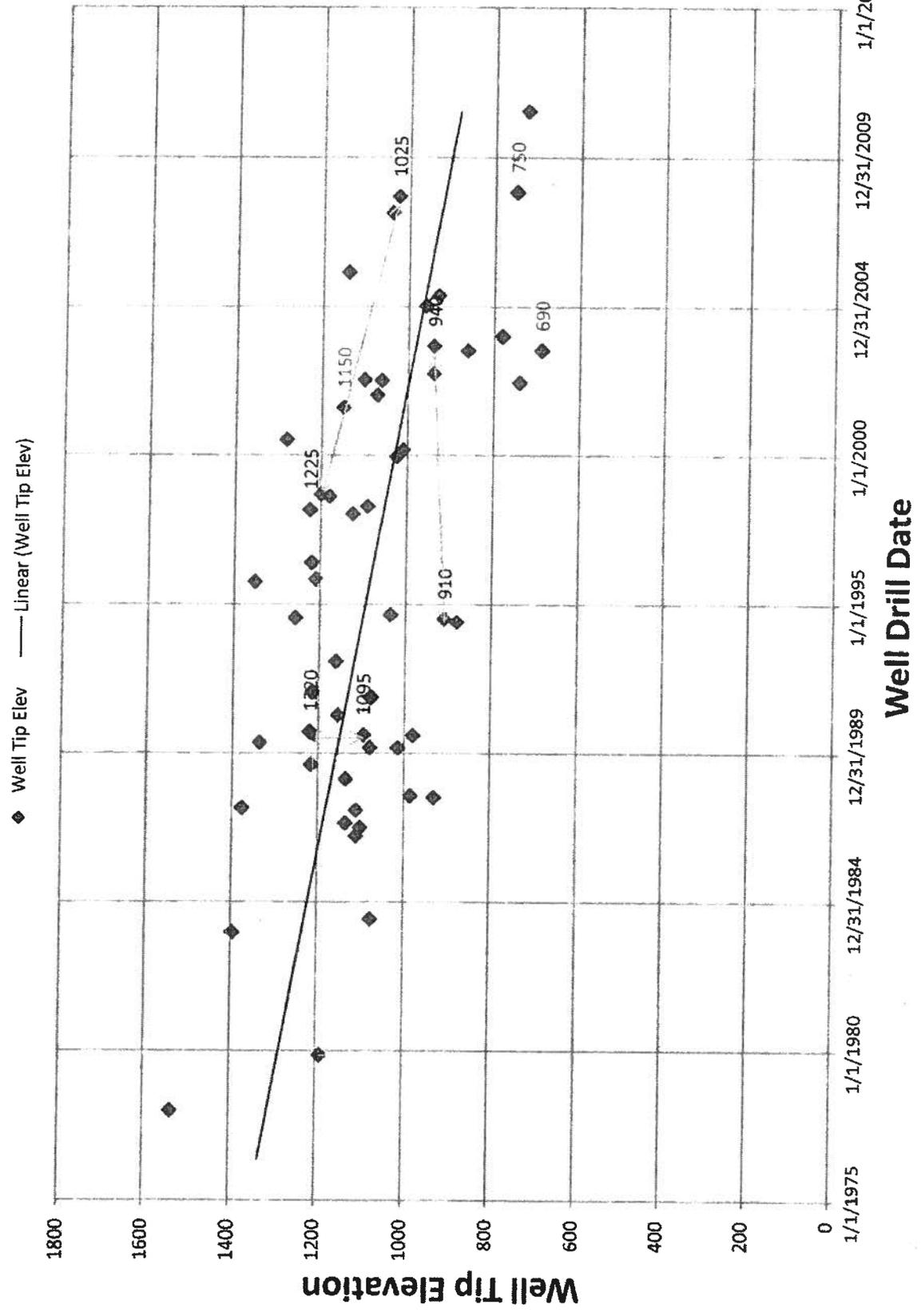


Figure 1

Figure 2

Static Elev 104-130 & 104-520

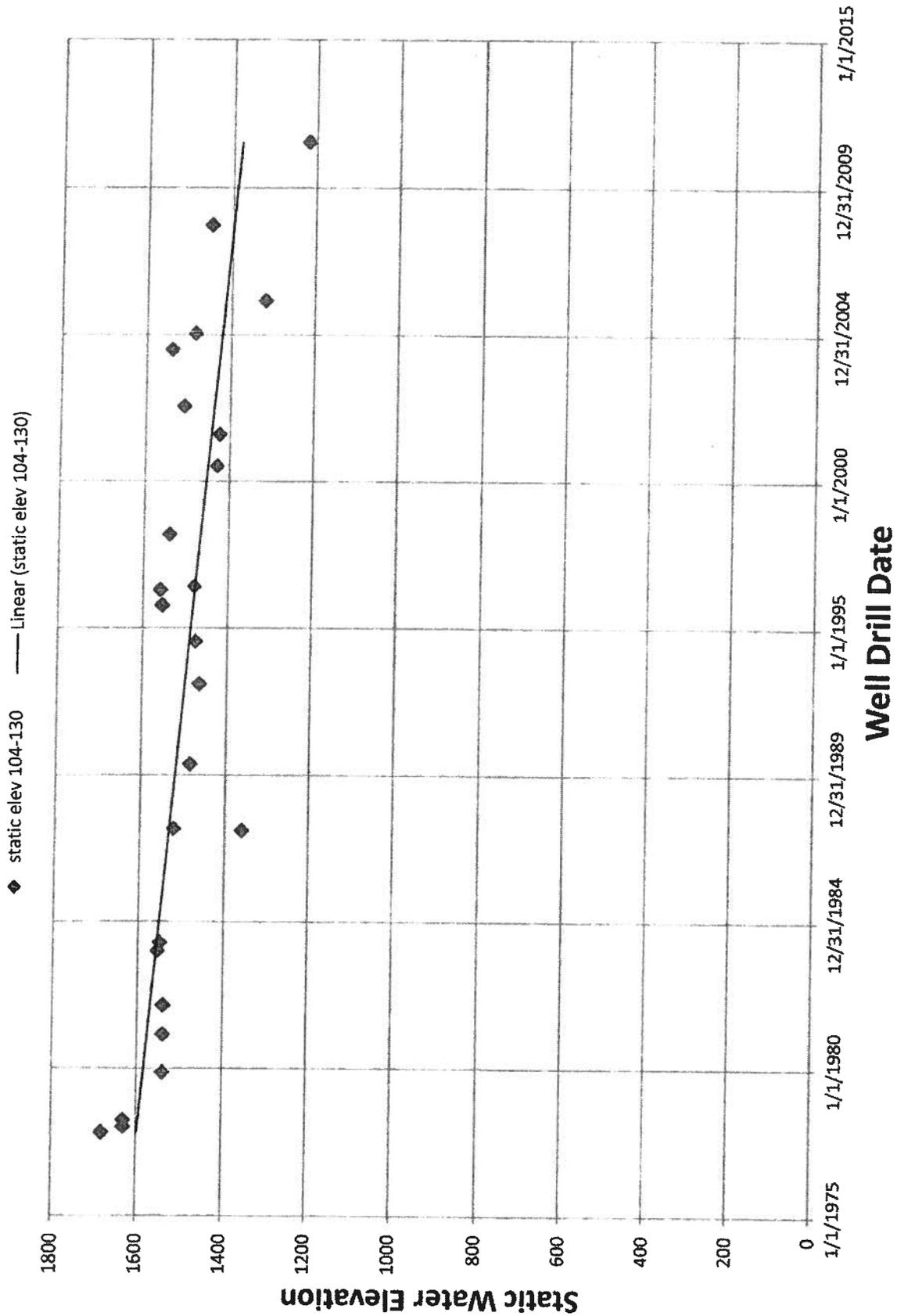
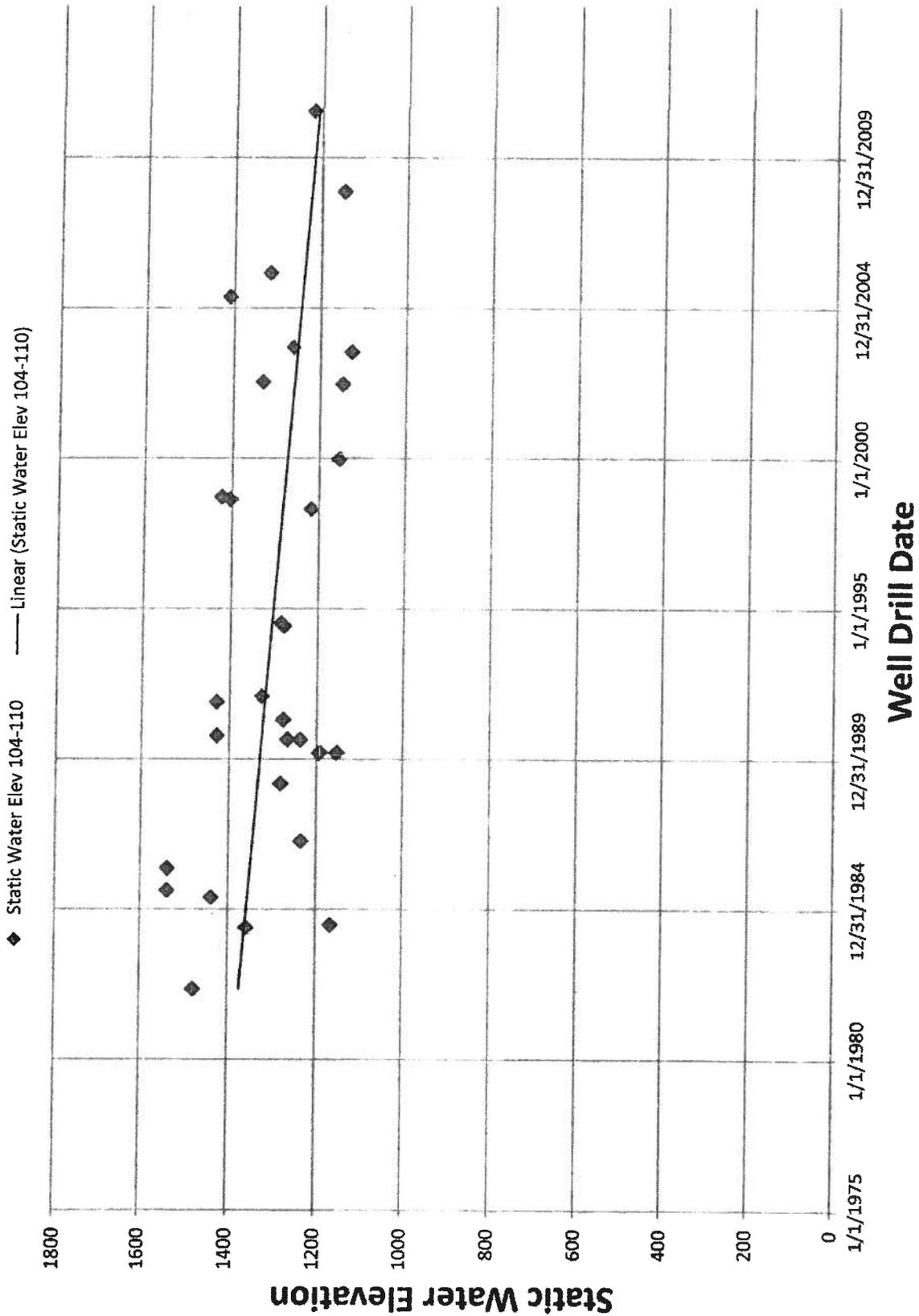


Figure 3

Static Water Elev 104-110 & 104-520





The BOSFOUR <bosfour@edcgov.us>

We oppose the Sundance subdivision

1 message

Gary Neighbours <pilothill@calwisp.com>

Sun, Feb 12, 2012 at 8:33 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Dear Supervisors,

We are strongly opposed to the Sundance subdivision. It will adversely affect my well water supply and my life. The greater demand on our water reserve will be felt by all on our hill and surrounding area. Please **do not** approve the subdivision. We already have to watch our water usage during the summer time as if we use too much we RUN out. We live right next door to the proposed subdivision and any drainage on our water supply will make us run out and we will have to drill another well or deeper. The wells that have been dug most recently have increased by 500 feet in depth already. This is a costly and serious problem for us.

Gary and Karen Neighbours

4870 Pilot View Drive

Pilot Hill, CA 95664



The BOSFOUR <bosfour@edcgov.us>

Fw: Sundance Project

1 message

DON STAPLES <DONANDNEAL@msn.com>

Sun, Feb 12, 2012 at 9:08 AM

To: bostwo@edcgov.us, bostthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

----- Original Message -----

From: DON STAPLES

To: bosone@edcgov.us ; bostwo@edcgov.us ; bostthree@edcgov.us ; bosfour@edcgov.us ; bosfive@edcgov.us

Sent: Sunday, February 12, 2012 9:00 AM

Subject: Sundance Project

Dear Supervisors,

I have already sent letters in showing opposition to **SUNDANCE**, and I am still opposed to it!. I will be attending this coming meeting 02/14/12.

Sincerely,

Donald J. Staples, Jr.
Parcel 104-130-27-100
Nashone (Pilot Hills Estates)



The BOSFOUR <bosfour@edcgov.us>

Opposition to the Sundance Subdivision

1 message

Larry Syversen <elarrys@sonic.net>

Sat, Feb 11, 2012 at 8:25 PM

To: bosfour@edcgov.us

Dear Ron,

I strongly oppose the Sundance Subdivision. Aside from the fact that it abuts my property on Starling Lane, and will greatly detract from my rural lifestyle, the drilling of 29 water wells will be a potential disaster. This aquifer is approaching its limits at this time and will not support any additional wells. The facts of this have been made abundantly clear in the numerous studies brought to your attention in the past.

This Subdivision is being favored by the Board Of Supervisors only as a means of generate additional revenue for the county and demonstrates their blatant disregard for the wellbeing of the residents of our neighborhood.

Sincerely,

Earl (Larry) Syversen

Parcel # 104-110-19-100

Parcel # 104-110-15-100



The BOSFOUR <bosfour@edcgov.us>

Proposed Sundance Project

1 message

Mike and Corrinne Merrick <mandcmerrick@sbcglobal.net>**Sat, Feb 11, 2012 at 7:17 PM**

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Cc: bbennett@geiconsultants.com

Dear Supervisors.

We are homeowners on Pilot View Court which is close to the proposed Sundance Development project. We must rely on groundwater for our potable water supply.

Since moving to the neighborhood, We have been made aware of the several well failures in the development that have occurred in years of low rainfall and seen plots showing how the groundwater level has fallen since Pilot View Drive was originally developed.

We were given the geologic profile of our well when we acquired the property. The well penetrates several hundred feet of Serpentine rock and the water that it produces comes from cracks and fissures in the rock. The rock itself is not porous and there is no layer of sand or gravel, typical of aquifers used for groundwater supply. The water that is available is limited to rain that gradually percolates down from the surface.

As an example, the Cool Cave Quarry on Highway 49 has several hundred feet of exposed rock. From the road, it can be seen that the rock is cracked and fissured. The volume of these spaces is only a very small portion of the total rock volume and the water storage potential is extremely limited. There is no sign of water flowing down the rock face so the little water that was once there has long gone.

A report has been prepared, based upon sound engineering practices, to assess the impact of the Sundance project on the groundwater in and around it. The report reaches the conclusion that, in a period with several consecutive years of low rainfall, there will be insufficient groundwater available to meet the demand of both Pilot View Drive residents and the Sundance project.

Building the Sundance project would have an intolerable impact upon us and our neighbors. We urge that you support us as residents and taxpayers of El Dorado County by denying approval to this project.

Michael F. Merrick

Corrinne Merrick

530-889-2538

4100 Pilot View Court

Box 111

Pilot Hill, CA 95664



The BOSFOUR <bosfour@edcgov.us>

"I oppose the Sundance subdivision".

1 message

Rich & Sandi <sfleharty@sbcglobal.net>**Sat, Feb 11, 2012 at 4:53 PM**

Reply-To: Rich & Sandi <sfleharty@sbcglobal.net>

To: John Knight <bosone@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, Jack Sweeny <bosthree@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Norma Santiago <bosfive@edcgov.us>

Supervisors:

We are sending you this email to strongly implore you to please oppose the Sundance Subdivision Project. Our property is directly adjacent to the proposed subdivision. We are extremely concerned about both the traffic congestion and the groundwater availability. We have lived here for 29 years and realize that it is just a matter of time until our well dries up. It has already happened to some of our neighbors. We don't need a huge subdivision to help it along.

As for the problems that will arise from increased traffic, we are fearful for any children that may be walking to and from the school bus stop at the bottom of Pilot View and Salmon Falls and also for those who are riding bikes and horses or just walking the road in general. Several of us residents drive our children to and from the bus stop which requires us to park along the side of Pilot View Dr, leaving very little room for two way traffic.

PLEASE OPPOSE THE SUNDANCE SUBDIVISION PROJECT

Thank you,

Sincerely,

Richard and Sandra Fleharty
4161 Misty Creek Ct
Pilot Hill, Ca 95664



The BOSFOUR <bosfour@edcgov.us>

Sundance Subdivision

1 message

Janice Mills <jmills2@wildblue.net>

Mon, Feb 13, 2012 at 9:19 AM

To: "Ron Briggs, Supervisor, District 4" <bosfour@edcgov.us>

Janice Mills

4210 Pilot Creek Ct.

Pilot Hill, CA. 95664

February 13, 2012

Re: Sundance Subdivision

I am writing in regards to the Sundance Subdivision being proposed for Pilot Hill.

I have lived in Pilot Hill for almost seven years. I was attracted to the area for the rural environment and open spaces. When I purchased my property I was aware that this is an area known for low producing wells and that water storage and access could be a problem. Because of this I opened another well and added a storage tank. Also, I was aware that there was farm land to one side of our neighborhood and that it was zoned for 20 acre minimum lots.

My concern is that a new development, with so many new wells, would further stress our existing wells. The owner of the Sundance Subdivision seems more than aware of this problem since he was originally planning to pipe in water. He was also aware that the land he purchased was for agriculture purposes and the zoning restrictions.

I am also concerned with the proposed through road that would increase traffic, noise, pollution, and danger for this small community. This is a rural community that is worth protecting.

I request that the zoning for the proposed Sundance development remain as is and deny the change to 10 acre parcels with a through road.

Thank you so much for your time and attention to this matter.

Sincerely,

Janice Mills