

Solano County Department of Resource Management, Planning Services Division
Attn: Michael Yankovich, Program Planning Manager
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Fairfield, CA 94533
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Solano County
Resource Management

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8/5/08

Dear Mr. Yankovich

Please accept my comments regarding the proposed Rockville Trails housing development. My main concern centers around the water aspect of the project.

Water Wells

My wife and I own a property in sight of the proposed project and rely on well water. We are outside of the SID district and have been denied water from City of Vallejo. My first request is that all wells in the valley be included in any mitigation for the damage done by this proposed massive drawdown of our mutual aquifer. If the aquifer is as big as the developer says, any drawdown may affect us all. I am not only concerned about the quantity of the water but also the change to the character of the water. That much churning may change our pristine water into mud. Any sediment change does damage to our water systems and irrigation systems.

That being said I am not happy with the proposed monitoring and mitigation plan. There must be a specific plan for the monitoring with specific levels and specific actions to be taken at each level. Punitive per diem charges should be established for dry wells. Testing surrounding wells should be done without hardship. It can take 4 to 5 hours to test a well during which time it cannot be used. This process wastes huge amounts of water. This plan must be done prior to the approval of any project and be acceptable to all affected. A testing agency should be selected and be mutually acceptable to the GVLA, the Developers/Rockville Trails Landowners Association and with the county. The Bay Area water board should also have a vote. The project must be bonded for the full future value of making the changes and upgrades of affected wells. All promises must be binding on each property owner of the project jointly and separately and that obligation transfers with any and all title to the land. We do not want to hear down the road that they cannot afford to make the changes they promised. Developers are very often under funded and, in the end, can walk away from projects leaving the community high and dry. To protect the community, all direct beneficiaries of the project should be specifically enjoined to the liability of mitigating such future damages caused by the project should they occur. They should be happy to make these guarantees since they are so certain there is no potential problem.

Thank you.

Marvin Schechtman
2024 Greer Lane, Green Valley, CA 94534

