Re: Rodeville Trails Estates Subdivision RDEIR

Jeff Zinkin 4330 Dynasty Lane Fairfield CA 94534 Solate County
Resource Machany

/UG 0 1 200

We live off a County-designated "scenic" route located within the vicinity of the project: 4330 Dynasty Lane off Rockville Road (between Green Valley Road and Suisun Valley Road);

The RDEIR states:

"Considering the distance of any construction area on the project site, <u>off-site residents would not experience excessive noise levels</u> during project construction, although construction noise would likely be audible. However, future residents at the project site could

experience temporary increases in noise levels in excess of 3 dB(A) during the later phases of project construction, even with implementation of the noise control measures." Based on this RDEIR how will you ensure we will not have excessive noise ie. how will this be monitored and enforced. "Noise levels in excess of 3dba". You need to define maximum dba. Please explain and define max allowable noise levels to off site residences. You give db levels during max pm traffic in quadrant 3. We would like to witness this with a calibrated meter.

We will be significantly impacted by excessive noise and would require further studies.

A <u>500 foot minimum buffer</u> between the PUD subdivision LOT LINES and our property line would help attenuate noise and would serve to separate a PUD from existing rural homes.

If noise exceeds applicable standards, construction should stop and noise controlling measures employed.

Construction of Road B is within 50 feet of existing residences. And will most likely result in excessive noise levels as defined by the State of California.

The intent of the Solano County General Plan is to preserve rural character of existing Areas. This Subdivision Roads B and B1 are in direct **conflict** with the rural nature of the existing homes and therefore does not meet the <u>intent</u> of the General Plan. We will insist on a buffer (greenbelt) between our property line and the new RTE PUD subdivision.

......PUD houses to be built along our property line is **not acceptable**......

Water:

3

2

STATE OF CALIFORNIA
The Resources Agency
DEPARTMENT OF WATER RESOURCES
Division of Planning and Local Assistance
Northern District, Groundwater Section

*modified from DWR Deer Creek Pilot Program for RTE/GVLA

Please comment on each point, as well as example.

We would view this as a minimum framework of steps necessary to ensure water availability.

- 1. Overdraft of the water table shall not occur.
- 2. Monitoring of groundwater:
 Establish Groundwater Management Objectives
- 3. Field measurement of conductivity shall be conducted and evaluated on a weekly basis.
- 4. Report project status and monitoring results on a monthly basis to the Solano County planning commission and GVLA board members
- 5. Report project status and monitoring results of a 30-day and 60-day summer pump test to the Solano County Board planning commission and GVLA board at a regularly scheduled meeting following pump testing.
- 6. Report all groundwater levels and quality testing results to the planning commission and GVLA board.
- 7. During the 30-day and 60-day pumping times. All data collection shall occur weekly for the first three weeks, followed by semi-weekly monitoring.
- 8. GVLA board members to be briefed
- 9. The total volume of extracted groundwater shall be limited to a maximum acre-feet limit established.

Example of Groundwater Level Monitoring and Program Management:

One of the key criteria for program operations is maintaining a predetermined range of acceptable groundwater levels in seven off site "key wells" surrounding the project wells. The key wells were selected based on their depth and construction, their proximity to the project wells, and their ability to represent groundwater levels in surrounding agricultural and domestic wells that extract groundwater. Groundwater levels in the key monitoring wells were monitored to determine compliance with the predetermined range of acceptable groundwater level fluctuations.

The acceptable range of groundwater level fluctuation during program operations was established based on professional judgment and the evaluation of:

• Historic seasonal fluctuation of groundwater levels in domestic and agricultural wells

3 (cont'd) surrounding the project wells. The estimated decline in groundwater levels associated with pumping of the project well, and Assurances that nearby third-party groundwater users will be able to maintain an adequate and affordable supply of good quality groundwater for agricultural and domestic use. In order to have adequate time to respond and make appropriate adjustments to program operations, the groundwater level criteria were divided into three stages, or levels, which served as trigger points for reevaluating, altering, or shutting-down program operations and alleviating any additional groundwater level decline. Management guidelines allowed for the pilot program to proceed as long as groundwater level monitoring indicated compliance with the predetermined range of acceptable groundwater level decline.

The groundwater level warning stages were initially developed by the board in conjunction with the Department of Water Resources. Prior to adoption by Board of Supervisors, the stage criteria were reviewed by the Technical Advisory Committee, the Environmental Health Department, the State Regional Water Quality Control Board, and by local landowners during a public meeting. Water Advisory Committee (WAC) met monthly during the pilot program to evaluate the existing project well operations and monitoring data, determine future operations schedule, make decisions regarding issues of noncompliance, and provide recommendations.

Groundwater Level Monitoring:

We would require existing offsite wells monitored with data loggers, or real time with a SCADA System with historical trending capability and common time base to each remote terminal unit. This will help establish a relationship to the project wells and off site wells, during testing and project build out.

At least seven wells closest to each of the project wells need to be monitored during extensive pump testing as outlined.

California law states a requirement for alternate sources of water (per MR. Lohke). Per Mr Lohke all project wells are from related aquifers. This is not an alternate source of water. Bay area municipalities have multiple sources of water such as Delta water and reservoir water. These are two independent sources of water with two independent water treatment facilities. In addition many municipalities are tied together through inter ties. For example East Bay MUD, CCWD inter-tie. MMWD-NMWD-Sonoma County Water. The California Supreme Court has specific rulings on water and development, the intent of the latest ruling is to positively identify and sources of water for project build out and convey this information to the public. We the public have not seen a true alternate source of water. The developer has not demonstrated to the public he has an adequate source of water.

As a start we need to have mutually agreed upon extensive testing and monitoring. We need a true alternate source of water

We would require per day penalties if existing homeowners are without water. If the <u>slightest possibility</u> exists of running an existing home owner out of water we would require piping and valves in place before this may occur, or new deeper well and required equipment, to be installed <u>before</u> any project homes are built.

4 (cont'd)

5

Comment Letter #34 (cont'd)

All costs to be paid for by the developer. No additional water charges. If water will come from RTE, homeowner to pay RTE cost based on homeowners previous average electrical monthly well charges to pump water.	; 5 (cont'd)
In a seismic event what provisions are made for water main pipe failure vs. fighting fire with open hydrants? What safeguards are in place to shut down supply in an earthquake with pipe rupture vs. fighting a fire with open hydrants after an earthquake? An earthquake very recently occurred on the Green Valley fault and this is a potential scenario involving peoples lives. How will the RTE fire syster be funded in event of HOA failure. Are moneies set aside for repair and maintenance of the entire fire system. Who will maintain the fire roads. Where are the fire roads to get to all available open space. We just had a major fire and it was a big problem. We had a fire a few years ago come up the hill and that was a big problem. We almost lost are neighbors house and had the fire come onto our property. Fire roads are a huge part of fighting a fire. Will the fire roads be available for hiking, biking and equestrian use.	6
Wastewater:	7
Explain how effluent water will not discharge hormones and other health endangering substances into the ground water.	7
Is a sewage pressure line going to cause additional noise to our property? Do they run day and night? Do the pumps cause additional noise? Are any penalties levied in event of a sewage spill?	
Electrical:	7 8
What is the noise impact of electrical system? Where are the transformers located?	