



Allswell Ranch Estates Tentative Subdivision Map 187 - Opposition

2 messages

Louis Wershaw <lwershaw@yahoo.com>
To: planning@amadorgov.org

Mon, May 8, 2023 at 9:11 AM

Amador County Planning Department,

I am writing to express my opposition to the proposed zoning change to create a new subdivision as "Allswell Ranch Estates".

I have owned the property at 15900 State Highway 124 since 2008 and have found the area to have limited water availability. None of the proposed parcels have access to city or county provided water supply.

I also own a deeded well on proposed "Parcel 5" and use that well as my property's only/primary water source. It does not go unnoticed that it is unmarked on the applicant's maps provided.

Over the years, many new wells have been drilled in the area and have significantly reduced water levels in the aquifer. This reduction has caused my well to run dry on numerous occasions. Last August included.

The addition of (6) more single family homes in this zone will certainly cause a water deficit and adversely affect life and property values.

I strongly urge you to deny this application as the area cannot support the additional water demands on the aquifer.

Additionally, there is no PG&E power available at the proposed new sites. No access to power lines. Any new proposal of adding to power lines should be sensitive and liable to all fire dangers it adds to affected neighbors. Currently, the proposal does not commit to show feasibility of Fire safety. There is no public water main, nor water tanks for basic fire defense. No road access, or thoroughfare to meet current safety code for Fire response vehicle to turnaround at these proposed parcels.

Parcel 4 & Parcel 5 are located in a vernal pool. These areas flood seasonally, and flood below the level of Highway 124 runoff.

The California Burrowing Owl has been sited there and is federally protected by the Migratory Bird Treaty Act in the U.S. and Mexico, and is considered a Species of Special Concern by the California Department of Fish and Game.

My property is one of three to have a right of way easement on any roads from HWY124. This road has been maintained by neighbor committee, and not by the current parcel owner and current conditions are insufficient for any change to current rural wear and tear.

To provide access for cars, daily delivery vehicles, large construction vehicles, the roadways and surrounding traffic areas will also be adversely impacted by the addition of (6) more single family homes. Such a sub-development will necessitate a signal change at HWY124 accounting for stopped traffic in one lane, and a condition with accelerating vehicles from HWY16.

Thank you for your consideration.

Respectfully,

Robert Wershaw
209-217-6719

Amador County Planning Department <planning@amadorgov.org>
To: Louis Wershaw <lwershaw@yahoo.com>

Mon, May 8, 2023 at 9:38 AM

Received, thank you.

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