



Fw: Proposed Chevron Lot Line Adjustments

Ramona Hedges to: Nicole Retana

05/13/2015 01:39 PM

fyi correspondence for your PDH below.

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Date: 05/13/2015 01:24 PM
Subject: FW: Proposed Chevron Lot Line Adjustments

From: tracelandwest@hotmail.com
To: cayucosarmy@yahoo.com
Subject: Proposed Chevron Lot Line Adjustments
Date: Tue, 12 May 2015 22:36:35 -0500

Hello Matt, My name is Ron Trace and I am a resident and farmer /grower in the Toro Creek Watershed in Morro Bay. I write to you today as one of several concerned and long time residents of our valley because of the lot line adjustments that Chevron is proposing in the lower watershed of Toro Creek. Their development plans, just recently made known to us because of our insistence, have been proceeding for several months or more without any voluntary disclosure on their part or public discussion on the potential negative consequences of their actions. My first thought relative to this proposal is, why does Chevron need to do this at all? Presently, there are 4 legal and existing agricultural properties on the north side of Toro Creek that are already established for grazing, farming and residences, all with their own perfectly functioning domestic wells. The important question to consider here is, will the Chevron lot line adjustments leave the present residents and agricultural community with a water supply that is as good as or better than what is already in place? I think not. The land included in the proposed lot line adjusted properties, while possibly earning Chevron more income, are ready for sale as they are now, with no adjustments necessary. In fact, the only significant adjustments that would take place in the Toro Creek Valley as a result of Chevron's proposal would be the withdrawal of more water from the valley aquifer, an unpleasant scenario for those of us who are already concerned about our existing wells. Alarming, I and my neighbor already have to alternate well pumping schedules now so as to avoid either of our wells from going dry. My second thought regarding the Chevron proposal deals with what I consider to be an insufficient amount of thought put into the likely complications which are to

result from the intended drilling of two new wells on the south side of Toro Creek to supply domestic water to the 2 northeasterly proposed properties . Chevron applied for and received permits from SLO county in November , 2014 to drill 6 wells on the north side of Toro Creek Road, within the existing boundaries of the present 4 agricultural properties to provide domestic water for the future residents of the 4 newly adjusted properties . After successfully finding water in 3 of the wells, the 4th well was drilled several hundred feet deep and was still a dry hole. Rather than continuing on the north side of the road , an easy and uncomplicated process, Chevron proposes to cross the road , and Toro Creek, to find water for these properties on the other side of the valley . They can easily augur several small test holes in various locations within the existing north side properties , as originally planned, until finding sufficient water to provide an adequate domestic supply for the 4 new properties. This is now exactly what they are proposing on the other side of the road and creek , but at a potentially much greater cost to both themselves and the valley community . These 2 proposed wells on the south side of Toro Creek will not only require that their drilling equipment and work vehicles cross several riparian and blue line waterways , but it will also necessitate the establishment of permanent , legal easements for 2 of the new property owners which are needed to maintain their wells in the future , cross Toro Creek with piped water in a bridgelike structure, and excavate under the entirety of Toro Creek Road , already with little or no shoulder and a very steep drop from the road edge to the water 30 feet or more below. Moreover, this complexity of legal easements imply that future owners from the north side of Toro Creek cross a future south side owner 's low load capacity bridge and property to access their wells, a scenario unnecessarily convoluted with little advantage to any valley resident , and only to Chevron, a very short term neighbor with the intention of profiting quickly at the residents' expense. Additionally, there are other unforeseen pitfalls from Chevron 's ill conceived proposal that need to be acknowledged and studied ; First, I strongly suggest that an Environmental Review be completed so as to address the potential hazards to our various riparian waterways, all draining into Toro Creek and affecting its protected aquatic species , such as the Steelhead Trout and the Red Legged Frog . Secondly, I believe that the newly proposed properties do not overlay the riparian underflow of Toro Creek and therefore would require extensive review and permitting to be able to convey water from the 2 proposed wells south of the creek to the 2 new properties on the north side of the creek and road . As you can see Matt, Chevron is choosing an expedient , but complex solution to their predicament of having an insufficient domestic water supply in our watershed . It would be both more thoughtful and environmentally more responsible to leave the 4 existing properties as they are now and sell them as is. I, along with the residents whom are my multi decade neighbors , recommend that you closely examine these above mentioned concerns and vote to deny Chevron's proposed lot line adjustments in the Toro Creek Valley . Thank you, Ron Trace 1550 Negranti Road, Morro Bay, Ca. 93442