
MOUNT HERMON COMMUNITY

(The home owners and residents of Mount Hermon)



*Mount Hermon
Community
Executive
Board*

*Armand Langmo
Co-President*

*Jim Linman
Co-President*

*Constance Vezey
Secretary*

*Barbara Grensted
Treasurer*

*Paul Izor
Improvement
Committee
Chairman*

*Mark Lilley
Officer*

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(831)-335-5120*

August 12, 2008

Mr. Tom Burns
Director, Planning Department
County of Santa Cruz
701 Ocean Street, Suite 400
Santa Cruz, CA 95060- 4073

Subject: Zayante Oaks (Felton Faire) Affordable Housing Development in Felton

References attached:

1. Initial Assessment of the Water Supply Well for the Felton Faire Residential Development Project—Balance Hydrologics Inc. letter of April 17, 2006
2. Mount Hermon Community letter of November 16, 2007 to South Coast Housing.
3. Water-supply Assessment Update for the Felton Affordable Housing Project—Balance Hydrologics Inc. letter of January 30, 2008
4. Mount Hermon Community Letter dated April 11, 2008 to South Coast Housing.

Dear Mr. Burns:

Who are we?

The Mount Hermon Community (MHC) organization consists of homeowners, who own their individual lots and improvements, and other residents (renters) of Mount Hermon. We are separate from the Mount Hermon Association (MHA) which owns and operates the conference center and camp facilities. MHA also has responsibility for the roads and the water system and they own the grounds property. MHC and MHA have separate and independent governing boards. In general MHC and MHA are supportive of each other since our common interest is to ensure a safe and environmentally sound community.

Our Proposed Course of Action

Since a development permit application was submitted by the developer, South Coast Housing on July 29, 2008 for the referenced project, I am writing you to ask you to take action to assure the Mount Hermon Community's water supply will not be negatively impacted by this project. We believe that a test should be required of the developer to demonstrate that there will be no impact on our water supply. Otherwise, that you require the project's water be obtained from a source other than the well at the site.

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Background

The Mount Hermon Community has expressed their opposition to the referenced project for over two years. Our opposition is based on many factors but the most important, in our view, is that the project may jeopardize the community's water supply. We reviewed Reference 1, the "Initial Assessment of the Water Supply" report by the developer's hydrologist, who argued that the seismic fault line isolates their part of the aquifer from our Community's source. After a review with our hydrologist we responded in our letter of November 16, 2007 that we could not accept this assertion without test data and suggested how such a test should be structured. The "Water Supply Assessment Update" of January 30, 2008 claimed that by merely observing the new well one could conclude that there is no impact on our water source. Our letter of April 11, 2008 rejected this argument and suggested again a proper test program.

What we want

- The developer should abandon the new well and simply tie into the local water company system or;
- Conduct a test to demonstrate that there is no impact by installing an observation well across the seismic fault line that runs across the property to show that the aquifer is divided by the fault line and the well does not draw water from the Mount Hermon side.
- Develop an agreement with the developer that both parties will abide by the results of the test.
- If a tie-in is made by the local water company this company should not be able to use this well without the test suggested above.

Yours truly,

Armand Langmo
Co-President,
Mount Hermon Community

Jim Linman
Co-President,
Mount Hermon Community

CC: Mark Stone, Supervisor