



To: Perry Mose

CC: Joseph Alessi, PLS, CRA, GRI, BSME
Alessi and Associates, Inc.

From: Julia M. Murphy, MS PG/GWI
Professional Geologist/Hydrogeologist

Date: February 15, 2021

RE: Response to Comments: Jeanette Mose Minor Subdivision

The following are responses to questions on the portions of the Subdivision submittal that Groundwater Investigations LLC prepared or was associated.

WATER RESOURCES REPORT
Comments in italics by John Green

1. ***The Water Resources Report does not appear to prove water sufficiency for the two proposed lots. Please provide updated findings specific to this property.***

Response: The proposed water supply is sufficient to meet the County's' requirement for two homes in terms of Quality, Quantity, and Dependability. The Water Resources Report summarizes the findings of the Determination of Water Rights and the quantification ie. "deeded" water rights, the details of which are found as attachments to the report. These findings support the quantity and dependability of the water supply. Sufficiency of Water Quality is addressed as follows.

2. ***Full Water Quality report is required and was not provided with this submittal***

Response: The Early Assistance Meeting was held on June 17, 2019, prior to the LDC Amendment dated August 27, 2019 that is now requiring water quality testing for minor subdivisions. It is our understanding that this subdivision falls under the LDC Section 8.4.7 (B) (10) (g). Presumption of Water Quality whereby a minor subdivision is (was) exempt from water quality sampling.

WATER SUPPLY INFORMATION SUMMARY
Comments in italics by John Green

1. ***Acreage is incorrect or referencing different property***

Response: Acreage has been corrected

2. REF: Declaration of up to 8 large animals. ***How was this number determined? Specify in the Letter of Intent.***

Response: Text will be added to the letter of Intent to show 0.05 AF/Yr per 4 large animals (per lot) is the water allocation and this use is declared in the Determination of Water Rights whereby each well may withdraw 0.46 acre-feet per year of ground water to be used for use in-house use, the irrigation of 1,600 square feet of lawn and gardens and the watering of up to four large domestic animals. Two lots would therefore be a total of 8 large animals.

GROUNDWATER DETERMINATION

Comments in italics by John Green

1. ***Water findings do not appear to reference this specific property. Water finding must be specific to this development.***

The Determination of Water Rights and Replacement Plan was based on a larger area that encompassed the Mose Property. Subsequently, a portion of the allocated water established under that Determination was decided to Perry and Jeanette Mose for the use within the proposed subdivision.

As detailed in the Division of Water Resources letter dated December 17, 2020, "Determination of Water Right no. 573-BD was issued by the Ground Water Commission ("Commission") on August 25, 2004 for an allowed average annual amount of withdrawal of ground water of 26.5 acre-feet from the Dawson Aquifer (based on an aquifer life of 100 years) to be used on 60.17 acres described as the North Tract (which include the 6.12 acre subject subdivision) and 4.2 acre-feet from the Dawson Aquifer (based on an aquifer life of 100 years) to be used on 9.55 acres described as the South Tract. On June 27, 2007 the Commission approved Replacement Plan for Determination of Water Right no. 573-BD. Replacement Plan No. 1 for Determination of Water Right no. 573-BD allows for the withdrawal of 2.3 acre-feet per year of ground water from the Dawson aquifer for 300 years, through individual wells to be located on 5 residential lots on the 9.5 acres of the South Tract and a portion of the North Tract, of which the subject 6.12 acres is a part. **Each well may withdraw 0.46 acre-feet per year of ground water to be used for use in-house use, the irrigation of 1,600 square feet of lawn and gardens and the watering of up to four large domestic animals.** These allowed uses are consistent with the proposed uses specified in the Water Supply Report for the two lots of the minor subdivision."