

Concerns of Burns Valley Residents regarding Housing Development at 2890 Old Highway 53

1. Traffic - Having 2 entrances seems like more chance for accidents
Speeding on Old Hwy 53. More people more speeding.
Bridge - Looks dilapidated. Numerous accidents. Pedestrian hazard.
Replace?
Bike lanes seem unnecessary due to lack of any elsewhere in the Burns Valley area.
8' parking lane along Old Hwy 53? Power lines along roadway within that width. Will they need to be moved or put underground?
2. Curbs, gutters, and sidewalks undesired. Not common in upscale rural developments. No sense if no connection to other sidewalks.
3. Water and Power
People could drill wells, correct? Also any water use (from lake) will draw down overall supply to the city.
Has Highland's Water Co. approved the plans? Have they said they have the capacity to add the necessary flow to the end of their line? Has PG&E said the same? Underground utilities required?
4. Drainage
Flooding problems already occur between property and BV Road.
Loss of permeable area - Roughly 4 acres of impermeable surface will be created if this property is fully developed. This will create faster runoff into the wet weather stream and ultimately increased potential for flooding in Burns Valley Creek unless mitigated with dry wells, swales, catchment ponds, or other technique to encourage this surface water to soak into the aquifer.
Large area along western portion of meadow was under water during January storm.
5. Septic Systems
Septic leach field encroachment on riparian area
It may be more economical to install a small package treatment plant rather than 20+ septic systems.
6. Seasonal Creek /Intermittent Drainage
Should not be included in lots as it is considered a sensitive habitat (BRA 4.6). Leave as open space? (See redesign option*) If not, a formal aquatic resource delineation (BRA 5.3) should be submitted prior to construction. Use of 50 ft. Boundary markers during construction. Increased foot traffic by residents will destabilize banks increasing potential for flooding and erosion and

potentially destroy the Indian Milkweed habitat available for Monarch butterflies. Oak trees may be cut by owners who do not know of or respect the city's tree ordinance due to lack of enforcement. Address General Plan goals and objectives in Conservation section, Chapter 5.

7. Lights - concern about loss of night sky viewing.

8. Solar

What are the solar requirements for new houses?

See *Redesign

9. Trees

Sound barrier of trees and mitigation for removal. Remove as few as possible. See *Redesign. What mitigation is proposed? Fees are not leading to adequate mitigation.

General Plan aesthetics and community health. Given that Lake County has lost an incredible number of trees over the past decade or so due to fires, drought, insect/blight, and development, we should actively protect every live healthy tree possible along with planting to offset the carbon sequestration loss. And when removal is absolutely necessary, at least 10 new trees should be planted along with a minimum number required for landscaping. Three trees is not adequate to account for the time to reach maturity and the survival rate.

10. Species of Special Concern

Plants - "Biological survey was conducted outside the optimal period of identification. Has a new survey been scheduled with a qualified botanist?

Wildlife - Monarch Butterfly - Indian Milkweed "is abundant along portions of the intermittent drainage".

Nesting Birds - When is construction to begin? Survey prior for birds and bats. Sept-Jan optimal to avoid impact.

11. Results

Will it get built out? Will there be any assurances that the developer will complete this project to some minimum level regarding the # of homes and infrastructure?

Will people pay ~700,000 for a house on the highway in Clearlake? Sound wall? Neighboring welding business to come?

House design - number of stories, aesthetics. Low Income housing built by this developer looks unappealing.

Underground utilities should be required.

*Redesign - David Goolsbee - Consider creating a green belt along the seasonal creek to be owned by an HOA jointly and thus allowing smaller lot sizes. The

shared ownership could then be used to meet the 1 1/4 acre min. for this zone. Solar potential of houses on south lots would be improved without loss of trees. Solar and energy efficiency: The site plan does not consider solar access unless most of the trees on the south end are removed. The layout should be reconsidered to account for this. In addition, passive and/or active solar along with photovoltaics should be required. There is also the potential to create a micro grid that potentially could be coupled with the other solar systems in the neighborhood.