

Buckingham Homes Association, Ltd.
2850 EASTLAKE DRIVE
KELSEYVILLE, CA 95451

February 25, 2004

County of Lake
Community Development Department
Planning Division
255 North Forbes Street
Lakeport, CA 95453

Attention: Emily Milton

Reference: Buckingham Estates Association Subdivision Proposal; SD 04-02, IS 04-08

Dear Emily Minton:

The Buckingham Homes Association Board members appreciate the opportunity to comment on the proposed subdivision application by Mr. Murphy of Murphy Homes. In general, the Buckingham Homes Board is in favor of the development. The board members have not surveyed the community for input on the proposed subdivision, and therefore these suggestions may not reflect all of the concerns of the homeowners. Although several concerned homeowners attending our 2-24-04 board meeting did request that a full Environmental Impact Report be required, the Board is not in a position to make a recommendation regarding the adequacy of a Negative Declaration or the need for a full Environmental Impact Report.

The following list of concerns may be of interest to you in your review.

1. The subdivision map states that water will be received from Buckingham Park. This is a reasonable expectation but there is not adequate capacity in the system to support 51 new homes. A letter from Mr. Bruce H. Burton of the State Department of Health Services to you, dated February 11, 2004, confirms the inadequacy of our system to support 51 new homes. Although Mr. Murphy has talked to the Buckingham Park Water District there has not yet been negotiated an acceptable financial agreement with the Water District to provide the new capacity needed.
2. The subdivision map states that there will be 15 foot easements for sanitary sewer lines but we do not see the location on the map. Same comment for the "12 foot all weather road". Where do they run and what is their function? See note 3 below.
3. The subdivision map states that the sewer collection system will be septic. How does this tie in with issue 2 above. Is there a collector and one septic system? If so, where is it? If not, what is the easement and road in 2 above for? In addition, several existing homeowners immediately down slope of the proposed subdivision have

drinking water wells behind their homes, very close to the proposed subdivision, and are concerned about their water supply.

4. Many of the neighbors have expressed concerns about the potential clear cutting of the orchard. Consideration should be given to reasonable restrictions on the tree removal plans, ideally, the minimum necessary to develop the street and building pads.

5. Note 6A on the subdivision map states that the storm drainage system will be designed to maintain post-development flows. Does that mean pre-development flows? The concern of course, is that the water that runs off the land now is reasonably accommodated by the existing down slope neighbors. If some neighbors receive less flow they might not mind, but if others receive significantly more than they do now, it may be an issue. The note, including 6B and 6C does not indicate what the actual approach to surface water will be.

6. Note 3A mentions security gate closure. Buckingham Homes is not a gated community and the new subdivision is a part of Buckingham Homes, hence, gated streets would not be in harmony with the community.

7. Note 3B states that the streets will be maintained by a Homeowners Association. The present Buckingham Homeowners Association does not propose to maintain any streets.

8. Notes 3E and 3F state that the Orchard Drive and Peninsula Drive improvements shall include curbs and sidewalks. The entire Buckingham neighborhood has a rural residential flavor. It does not include curbs or sidewalks. Putting a short section of curb and sidewalk in the middle of a block or in an entire neighborhood without curbs and sidewalks will be detrimental to the feel of the neighborhood.

9. The current three-way intersection where Peninsula Drive meets Eastlake Drive and where the new exit of the subdivision will be tied in is already a dangerous intersection, due to poor visibility for cars coming up from Braito's Marina. An appropriate highway safety engineering assessment is required for this corner.

Thank you for the opportunity to comment on the development. If you have any questions please do not hesitate to call.

Regards,

Joann Avila

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