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Sierra Hot Springs development

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To: hotspringsforum@gmail.com

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To
Mr. Tim Beals and Sierra county planning Dept.
Planning@sierracounty.ca.gov

The proposed Sierra Hot Springs development project is far too large for this area and does not fit in with the rural community . It will become a resort that will copy the same issues that plague Truckee, Kings Beach, Northstar, Martis Valley and Squaw Valley expansion projects in the Tahoe Basin. This includes far too many people, too few roads , increase traffic, increase accidents, and an ever increasing rate of our main access highways being shut down due to irresponsible and inexperienced drivers in bad weather.

The county does not have enough infastucture, like CHP, sheriff and emergency services, funding, tax revenue, to allow a gigantic development into the community of Sierraville that would basically double its population on any given day. This project will forever change the face of this small town.

I ask that the county planning please consider some very important restrictions and requirements that should be imposed for the building and improvement of a Sierra Hot Springs master plan.

1. Requirement of a traffic survey or a vehicle trips impact report that would give an adequate report of the potential for increased vehicle use for both the construction phase and for tourist traffic in and out of the Sierra Valley.
2. There should be a standard of air quality during construction that would meet California's environmental air quality standards. For instance, the use of water tank trucks to keep dust down, the running time of generators be limited, a limit of idling time for diesel operated vehicles.
3. A definite limit should be imposed on the construction hours and operation of construction vehicles to no more than 8 hours a day, not starting before 8 a.m., and limited to Monday thru Friday.
4. All site work should be protected from runoff using straw barriers.
5. An environmental impact report should be required to review the projects impacts on wildlife both permanent and migratory.
6. Plot plans should be available and easy to understand, so that residents can see where construction is going to take place and that shows the location of where each building will be located on the property.
7. A more definitive description of "staff cabins", their size, height, and location.
8. The number of campers and motorhomes should be severely limited to no more than 50 at a time, as they create a very ugly and inappropriate scenery that does not blend well with the natural environment. They should be hidden from view from the town of Sierraville.

9. Buildings should have dark siding on them, such as green or brown, in order to blend in with the environment around them. Bright white and blue colors should not be allowed.

10. A height restriction on the proposed multi-story structures to a height maximum that stays below the tree line, so as to ensure that light emitted from those structures does not impose further light pollution on the town of Sierraville.

11. A reduction in the overall size of the master plan square footage to a more manageable an appropriate size for a rural town. This could eliminate the need for a 20-year building plan, to a 2-5 year plan instead.

12. A requirement that the Sierraville Hot Springs create an open space designation on their land that would limit future expansion and development.

13. A definition of "remote" workshop. Definition of, use of or purpose for the "remote workshop, and small workshop".

14. A restriction on outdoor music or outdoor music venues that limits noise and duration of that noise, including loud drums or loud amplifiers.

Thank you for your consideration in this matter, yours truly,

Lynne Potts