

Friday, July 31, 2009 (file cac230)

To: Dan Breeedon

FR: Ed Miller

Subj: My Cac e-mails that apply to the Housing Element (2<sup>nd</sup> revision/copy)

Background: I am responding to your request for housing element applicable Cac documents.

Applicable documents: Cac 225, 222, 221,218, 217, 214, 208, 205, 204, 203, 202, 201, 199

I have gone over these documents looking for typos and logical errors. I noted that marginal stakeholders should limit their expenditure on housing to "less than 30%" of their income. The correct statement should have read "no more than 30% of their income should be expended on housing". I am enclosing all of the corrected housing documents from Cac 225 to 199.

Ranked list of my position on the county housing element:

1. Clustering of housing should be encouraged to allow open space, insure economical wildland fire management, insure reliable potable water management, and allow affinity/work groups to thrive.
2. From a safety and aesthetic point of view, utility corridors in and around foothill/chaparral regions provide ideal locations for ultra high voltage transmission lines.
3. Residential developers at the time of subdivision/rezoning should establish a capability for providing long term safe potable water, waste management and economical/reliable energy with minimal impact on neighbors.
4. Public recreational facilities need to be located to minimize transportation costs and associated GHG emissions.
5. LEED construction methodology needs to be encouraged and possibly incentivized.
6. Ecologically sound, productive, firesafe forest management practices need to be encouraged/incentivized by providing ownership of immediate area housing zones, conditional leases, contracted vegetation management or equivalent.
7. Provision needs to be made for economically impacted individuals/families that slip into poverty in terms of tent/trailer/mobile home/dormitory facilities. Adjacent vegetable gardens, poultry production areas and minimal health support should be encouraged.
8. Provision needs to be made for stakeholders marginally above the poverty line to create affordable housing in a progressive, aesthetic, timely fashion. A well insulated central core with adequate sanitation facilities would meet these criteria.
9. Submersible DC well pumps feeding a storage tank driven by solar arrays with auxiliary LED/secondary battery storage lighting and where applicable backed up by grid power should be considered the minimum requirement for LEED certification for parcels in nominally rural areas.
10. Grazing domestic and wild animal management that is ecologically sound and firesafe needs to be encouraged.