

July 30, 2007

Mr. Richard Coel
Community Development Department
Planning Division
255 N. Forbes St.
Lakeport, CA 95453

Re: Cristallago Notice of Preparation and Initial Study

Dear Mr. Coel:

Thank you for the opportunity to address areas of concern in the upcoming Cristallago Draft Environmental Impact Report.

We have reviewed the extensive letter sent in by Victoria Brandon on behalf of the Sierra Club. We wish to concur with all issues addressed in that letter, plus the following:

- 1) We would like the EIR to look at the cumulative effect of Cristallago on both proposed and current residential and commercial development projects (golf courses, marina, lodging and the hospital expansion), including total build-out on the infill lots in the greater Lakeport area, as well as the city of Lakeport. These should be included when addressing aesthetics, air quality, hydrology/water quality, noise, population/housing, public services, transportation/traffic, utilities/service systems. We would like to see a worst-case scenario.
- 2) According to the Notice of Preparation dated July 2007, the applicant has downsized the number of homes to 650 from the original proposal as presented to the Board of Supervisors in April 2006. But we wish to quote from the original proposal, as to intent of the project and we also wish to know what is different from the April 2006 proposal to the Mark Mitchell Project Description dated August 10, 2006.

It is stated on page 7 of the April 2006, Cristallago Report, that the "proposed development master plan for the Cristallago project is that of a Destination Community" thus having minimal impacts on public services.

But in reviewing the entire document, there are other details that lead us to believe otherwise - that it will end up being a full-time community of resident homeowners and family rentals, as well as vacation rentals. Those statements are outlined as follows:

- Pg 5, "This project will not only afford many different levels of housing opportunities for homeowners as a primary residence but also for second home ownership as well as vacation/ resort opportunities."
- Page 11: "...many of the local, primary-resident buyers work in Santa Rosa and Ukiah, either in the service sector, construction, or public service (police, education, etc.)"
- Page 11: "As stated in the Gregory Report, the majority of the buyers purchasing second homes are using them as a vacation home ... In addition to its recreational value, many buyers see their unit as a real estate investment and plan to rent the home when not using it

themselves. In addition, many of the second-home purchasers plan to use the unit as a primary residence upon retirement."

We request the EIR specifically address the issues of aesthetics, air quality, hydrology/water quality, noise, population/housing, public services, transportation/traffic, utilities/service systems based on a full-fledged residential community of families, rather than vacation or retirement homes.

3) If "many of the local, primary-resident buyers work in Santa Rosa and Ukiah" we would like the EIR to address increased traffic and associated public services issues (traffic accidents/emergency response) on Hwys 20/29 headed toward Hwy 101, Scotts Valley Road and Hwy 175 over the Hopland Grade. While it is stated that there will not be any access to Scotts Valley Road from the project, commuters will access any route which could potentially be a shortcut to Hwy 101.

4) We would like to see the impact of this project, statistically, on affordable housing as found in the Housing Element of the General Plan.

5) We would like to see the premises that all the above effects are based on - number of increased residents, commuters, car trips and lengths, school children, lot sizes and build-out, housing prices and sizes, etc.

6) We would also like to note the Lake County "Right to Farm" Ordinance and how that might affect this project.

7) Due to the enormous amounts of serpentine soils in the project area, we would like the EIR to investigate the necessity of having a full-scale asbestos monitoring/mitigation procedure during all phases of the project.

8) The effect of ridgetopping (both residential and commercial structures) per the proposed General Plan, specifically in regards to a, "Full service Vista Spa on top of one of the highest points on-site, with an unobstructed 360-degree view of Clearlake and Scotts Valley" as stated in the Initial Study.

We look forward to reviewing the draft Cristallago Environmental Impact Report when it becomes available.

Sincerely,

Holly Harris / Chuck Lamb
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