

November 25, 2006

**Response to Provinsalia Golf Community Specific Plan, Initial Study
provided by the City of Clearlake.**

To: PACIFIC MUNICIPAL CONSULTANTS

ATTN: BEN RITCHIE @PACIFICMUNICIPAL.COM

Contact Person: Charlotte Griswold-Tergis

PO Box 915

Lower Lake, CA 95457

707 995-3707

707 489-8908

Email: charlotte.griswold@gmail.com

Introduction:

I am writing as an individual property owner who lives on property contiguous with the proposed development. My physical location is 16955 Dam Road South, Clearlake, CA 95422. In my reading of the notice of preparation, I was concerned that no mention was made of the seven homes on Dam Road South and I feel that as the very nearest residences to the project, we have a unique viewpoint of the proposed project.

Response using Initial Study

I. Aesthetics

I agree with the Initial Study as stated, but wish to add additional items for consideration:

The project does not address the scenic vista from the actual waters of Cache Creek, which is a widely used recreational waterway during the winter, spring, summer, and autumn of the year. The number of visitors to this area are potentially greater than all the year around residents combined on both sides of the creek, including, bass fishermen, tourists and Lake County residents.

The addition of streetlights, even downcast will illuminate areas beyond the property line and onto adjoining residential lots on Dam Road South.

The issue of fencing the project has not been addressed so far. First, I couldn't find any mention of a change in fencing along the project boundaries on Dam Road South all the way to its end.

Since this area is contiguous to the golf course, there is the issue of errant golf balls, as well as privacy of the residents of Dam Road.

I have been assured by Provinsalia representative Dick Price, that there will be a fence, but I would like written mention of this in the draft plan as well as a description of a fence regarding its esthetic values and impact on our small neighborhood.

Additionally, I would like to point out that the fencing issue goes beyond the aesthetic and also impacts the existing routes of many of the mammals in the proposed site, so this should also be addressed in the Biological Resources section.

III. Air Quality:

d) The Initial study does not recognize that the residences nearest to the project are inhabited by several sensitive receptors

such as children and the elderly who will be exposed to the pollutants during construction. The mitigation of these emissions as mentioned in the initial study and their impact on the community of Dam Road South needs to be addressed in the CEQA.

Consideration should be given to these issues both during the time of construction as well as ongoing operation of the entire project but particularly the water plant which is proposed for just east of the last house.

Biological Resources:

Although not addressed in the Initial Study or the previous EIR, there is the issue of fencing around the project and the potentially significant impact on the movement of a wide variety of wildlife.

In addition, when the site survey is done, some specific attention must be given to the size and age of the existing blue oak forest. A more meaningful plan than that offered in the past must be considered.

VI. Geology and Soils:

I find no mention of the steep slopes right on the property line where Dam Road South borders the project. These very steep slopes would be impacted by any traffic above them on the project site. This steep slope is composed of dense clay, and in the best of years, presents a mudslide hazard to residents below. We have all tried to mitigate these ourselves with plantings and retaining walls; however, any disturbance of the ground above would have a severely negative impact. I would like to see this issue addressed as well.

VIII. Hydrology and Water Quality

The Initial Study neglects to mention the residences on Dam Road South, which are all served by wells for domestic water use. There is a concern that the intake for the proposed water plant is very near these residences with every probability that the ground water which is governed by the level of the creek would be severely

impacted. This issue is of the highest concern to me.

It has also become apparent that when utilities are brought into the site, that service might not be extended to existing residences. I would like some more information regarding the process of bring water, sewer and cable to this contiguous area.

I question the designation of channels as Ephemeral Channels, though it is hard to tell which channels have been so designated. In particular, the channel I am concerned with, runs from the adjoining property owned by Bill Wilder, under Dam Road South, and onto the project site, before it exits onto the southerly most sections of Dam Road South, where it again goes under the road before cross property to reach the creek. Our concern is the fact that we are on wells in this neighborhood, and have to conclude that some of our ground water could be recharged by this stream as it makes its way to the creek. I would like to see some further information about this channel and the impact that filling the channel and damming this water would have on our wells.

XV. Transportation/Traffic

When conducting the study for the draft EIR, I hope attention is give to the impact of increased traffic on Dam Road whether or not a new entrance is in fact used...there will still be the issue of increased traffic on Dam Road during construction and after build out.

I would also like to see further traffic studies on the impact of the increased traffic on Main St/Morgan Valley Road, and Highway 29, to Highway 101 and Highway 80. These corridors leading out of the south end of the county are already heavily traveled to the detriment of all.

As I am sure you know, there are many other areas that are worthy of comment which I am sure will be made by others, and will certainly be forthcoming after the publication of the draft EIR. I hope that considerable effort will be made to notify any and all interested parties and to make sure that those who are interested in commenting will receive copies of all materials necessary to make intelligent, meaningful comments on this project.

Sincerely yours,

Charlotte Griswold-Tergis

Sent Via email to Ben Ritchie 11-29-06