

Gekas Family  
P.O. Box 302  
Lower Lake, Ca. 95457  
707-994-6909

December 4, 2005

To: The City of Clearlake City Administrator, City Attorney, Planning Director , City Council, Planning Commissioners and Rose Marie Moore of RMM Environmental Planning (e-mailed 12-4-05 to HYPERLINK "mailto:rosermm@sbcglobal.net" [rosermm@sbcglobal.net](mailto:rosermm@sbcglobal.net) )

From: James & Karen Gekas, Chante' Gekas, Bryan Smith, Tarin & Scott Benson

Re: Response to the Provinsalia Draft Environmental Impact Report

Listed are some of the concerns we have with the Provinsalia Project draft EIR:

5.1 Aesthetics – Impact 4 – Street lights are not conducive to the rural setting in which this development is proposed to be placed.

Public Services – Schools 5.11 - The biggest elementary schools, Pomo Elementary, was not included in your report. Pomo Elementary is located in the City of Clearlake and has a population of 600 students. There will be a significant impact on our schools, with an increase in the population from this project. We are currently shifting teachers and students because of the population that is forever changing. The impact fees required for a new development can only be used for facilities it can not be used for staffing.

Traffic 5.12 – The traffic study does not accurately reflect the commutes to Santa Rosa and Ukiah. The a.m. peak period is from 7-9 a.m. Most people have left for Santa Rosa and Ukiah by 5:30 a.m. Can this study be done with this consideration?

Why is down town Main Street Lower Lake traffic not considered?

Sewer line in proposed project: The main sewer line is proposed to be very close to the Cache Creek. A significant impact may occur if the line breaks near Cache Creek. Clear Lake has experienced sewage contaminations on multiple occasions.

Hazards and Hazardous materials 5.6: The proposed 20 ft fire buffer, bordering the project site, does not seem to be an adequate buffer to safeguard the neighboring areas. What considerations are there to prevent a fire from spreading from the suburban proposed project to the boarding wild land areas?

Primary access should be from 18<sup>th</sup> Avenue. Cost considerations should not be an excuse to intrude on the rural residence of Dam Rd and other neighboring areas.

Eminent domain –Why should long time residence and land owner of Dam Rd. be forced to

sell their front yards to benefit the developers when they don't even live here.

Noise- Why should the residence, on Dam Rd and Lake Street, who chose to live in a quiet rural area be forced to have acoustically rated windows and solid exterior doors to live in their own houses? The residence on the other side of Cache Creek will be affected by the noise as well.

Lots 50' x 100' - 75% can be covered by the house. How will the scenic wildlife be preserved when 75% is covered by a house, not including yards and lawns?

Biological resources 2.0- Suggests that everything will be affected and possibly lost, both floral and fauna. If two elderberry bushes are transplanted, 1500 plus oak trees are removed, a few seedling oaks are planted, loss of the bald eagles and yellow-billed cuckoos, they will be replaced by a birdie on the third green.

Fish and Game- A study needs to be completed by the Department of Fish and Game due to the significant environmental impact caused by a development of this statue.

A recent newspaper article stated the City of Clearlake issued a record amount of permits in October. Karen Mantele, Community Development Director, stated 'It's non-stop. I approved 16 permits and I have 30 more on my desk.' Why would we approve a subdivision of this magnitude when we have substantial growth within the City of Clearlake?

The Provinsalia proposed project does not coincide with the life style of the people who presently reside in Lake County. People move to Lake County to get away from the traffic, living so close to their neighbors, city lights, and the suburban life style. Seeing the stars at night and coexisting with wild life are some benefits of a rural community. We have a small rural atmosphere were people know their neighbors and the community is very close. With a project of this proportion and density we will loose the rural atmosphere. Remember people want to move here because they want to be a part of this beautiful rural area not suburbia.

CEQA requires that this draft EIR describe a range of feasible alternatives to reduce the degree of environmental impact. We feel the feasible alternatives to the project should be considered by the City of Clearlake. We feel at this time alternative #1 - NO project is the first choice for this project. If that is not feasible then alternative #3 - Reduced Development should be considered. Entire residential area would be calculated at a density of four dwellings units per acre.

Respectfully,

James & Karen Gekas  
Chante' Gekas & Bryan Smith

Tarin & Scott Benson