

Rose Marie Moore
RMM Environmental Planning
3010 Beacon Blvd.
West Sacramento, CA 95691

November 29, 2005

Dear Ms. Moore,

The following are my comments and concerns regarding the Provinsalia Project that is proposed in the city of Clearlake. I have owned a veterinary clinic here for 13 years and am an active member of this community. Lake County's development is of utmost importance to me. I would like us to take a direction of responsible growth that will benefit our city and our quality of life. This development does not seem to fit this description.

My most heartfelt concern is regarding the environmental impact this development will have on a pristine area. There are many species of wildlife that use the area for their sustenance. Access to Cache Creek is relatively easy in this area since the adjacent areas are either populated by humans or the terrain is rugged. I am certain that there will be predators such as mountain lions, bears, coyotes, bobcats and foxes that will frequent the area causing obvious problems and most likely end in their death. I don't believe the mitigation efforts will protect the habitat lost by removal of mature oaks or the effects of runoff and wetland disruption either. The EIR addresses only part of these issues. It does convey the significant aesthetic loss of this exceptionally beautiful rural scenery, however.

I also have serious concerns about the infrastructure required to support this size development. The EIR states that most of these issues can be overcome with proper mitigation or by taxes. The traffic impact and the major roadway improvements seem to be the most difficult to overcome. There appears to be a great deal of expense involved. If the developer is willing to incur the vast majority of these expenses, it might be possible. If not, I strongly oppose the acceptance of this proposal.

The loss of cultural artifacts is also an area where mitigation seems questionable. The likelihood of discovering significant artifacts is high. This could significantly delay the construction and increase the expense of mitigation, which could have enough fiscal impact to halt the project before completion leaving a different set of problems.

I realize that all developments have impacts. Provinsalia, however, seems to be more problematic than most. Due to the above concerns, I would prefer Alternative 1 – No Project. However, if the City of Clearlake is determined to approve development by

Provinsalia, I strongly recommend Alternative 3- Reduced Development. Further development can be considered after we see how the initial plan impacts our community.

Respectfully,

Debra Sally, DVM
Clearlake Veterinary Clinic

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