

# Sierra Club Lake Group

15995 Lucy Circle Lower Lake, CA 95457

June 5, 2007

Kevin Ingram  
Community Development Department  
Planning Division  
255 N. Forbes Street  
Lakeport, CA 95453

RE: Stacey's Place (MRS 07-92, IS 07-30)

Dear Mr. Ingram:

The most bothersome of the Lake Group's several concerns about this proposed subdivision relate to the parcel on the east side of Lakeshore Blvd. The shoreline of Clear Lake, with all its complex habitat and esthetic values, has become a commodity in short supply: in many locations, including North Lakeport, buildings and other developed areas are so densely clustered that it's hardly possible to so much as see the lake. It would be to the ultimate benefit of the residents of Lake County to preserve all that remains of the natural shoreline, or at least to require all development proposals in this very sensitive area to demonstrate an extremely high degree of advantage to the community as a whole. Without information about the present uses of adjacent parcels it's hard to make firm recommendations, but we do note that the current General Plan designation of this parcel is "Commercial Resort" rather than residential, meaning that a General Plan amendment would be required. We doubt the wisdom of granting this for a use that would be beneficial to no one but the residents of the subdivision itself. We are also concerned about degradation of the area immediately adjacent to the shoreline, presently designated Resource Conservation. Any permits should be conditional on preservation of native vegetation in this area, prevention of erosion and sedimentation into Clear Lake, and maintenance of the natural appearance of the shoreline as seen from the lake, especially if the bordering properties are undeveloped at the present time. It seems unlikely that these goals would be consistent with the construction of a new pier and six new floating docks.

Furthermore, the common recreational facilities proposed for this eastern parcel should not be constructed to a height that impedes existing views of Clear Lake as seen from Lakeshore Blvd.

As for the main portion of the property, we deplore the necessity of destroying the large numbers of oak trees and other native vegetation required by road and residential construction on the site. On the smaller lots virtually all the trees will have to come down no matter how carefully building envelopes are situated; we recommend that these trees be individually identified, and replaced at a ratio of at least three to one, with provisions for monitoring and replanting if necessary.

The apparent steepness of the terrain poses additional problems, especially given the location of the property so close to the lake. Any permits should certainly impose strict standards to control erosion: besides limiting grading and construction activities to the dry season, we recommend that the developer construct paved driveways to each building pad before final map approval, and provide water and sewer lines to the building sites, not merely to the lot lines, in advance of construction. If telephone and electric lines are to be routed underground, this work should precede final map approval as well.

CSA 21 is currently under a moratorium because of capacity limitations, and obviously any approvals would have to reflect that fact: no construction of any kind, not even rough grading, should be allowed until a firm commitment for water service can be assured.

Because of the sensitive nature of the site adjacent to Clear Lake, the erosion hazards posed by construction, and the destruction of natural habitat, we recommend that an Environmental Impact Report be required before this application is considered. In any case the definitive judgment of the project's impacts necessary for a Negative Declaration cannot be made without thorough studies of the geology, biology, and archeology of the site.

Yours sincerely,

A handwritten signature in black ink that reads "Victoria Brandon". The signature is written in a cursive, flowing style.

Victoria Brandon

Chair, Sierra Club Lake Group