Comment

Booth, Richard@Waterboards

From: Suzanne Braun <suzybraun2001@yahoo.com>
Sent: Tuesday, October 09, 2012 3:40 PM
To: Booth, Richard@Waterboards
Subject: Fw: Eagle Lake Basin Plan

Subject: Eagle Lake Basin Plan

Dear Sir:
I would like to have this added to the Eagle Lake Basin Plan Agenda for further consideration. The Following properties were "subdivided" off an original parcel of 40 acres starting in about 1958 or so. There are 5 properties. There are as follows:

APN # 089-020-18-11. Betty Braun owner; Parcel; 493-690 Eagle Lake Rd. 7.5 acres
089-020-15-11. Suzanne Braun Frost, owner; and Raymond Braun 493-680 Eagle Lake Rd (corner) 7.5 acres
089-020-12-11 Suzanne Braun Frost, Owner; 493-550 Eagle Lake Rd. 7.5 acres
089-020-11-11 Steven G. Braun; owner, physical address unknown. 7.5 acres
and
089-020-04-11 Evelyn Cervanek, (et al) physical address unknown. 5 acres.

We would like the Water Board to "reconsider" AND RECIND for only these properties the moritorium on "no build" since none of them are 20 acres or more. These properties are essentially worthless as they are now, and thus restricting further, will continue to be detetrimental to the owners, as NO ONE wants to buy them, yet the property taxes continue to go up, and some have even been dramatically increased by the Lassen County TAX office not taking into account they are not buildable. Reassessing their value with land that is "buildable elsewhere in Lassen County; and some that is greater than 50 miles away. These are an extreme burden and extremely cumbersome process for anyone who would wish to to purchase or build a home on them as they sit now. Not mentioning the added expense to please every agency for a permit for septic, well, and building permits And have for the past 30 plus years. I understand the need for building permits. I understand the need for permits to do wells and septics also. Last year I contacted an engineer (the one who actually did the plan for the Spalding holding ponds) and the cost would be $30,000.00 for each parcel and No guarantee on acceptance to the Lahontan Water Board."

The Elevation of these Properties is above the 5130 elevation and actual is 5138 ft of elevation.

I am asking for these 5 parcels to be considered as buildable. Whereas a Family dwelling and a guest home could be build on each parcel. I am not asking for further subdivision. Case in Point in 1998, 85 acres subdivided into I think 30 lots for homes. Now called "Castle Estates"; near the Stones Landing.

I am asking for some common sense to be present in the reconsideration of these parcel tp be buildable. These parcels were dividied in about 1958 and up to maybe 1970 or 1971. These are only 5 parcels in the entire Eagle Lake Basin. And I ask that it be done sooner rather than later, as one owner is 90 years old, and the rest of us are all over 60 years old. A couple of us may like to build as we have been heirs, and have been then since 1956, and the others may want to sell. RIght now it worthless as 7.5 acres.

If you have any questions, Please feel free to call me. or email me. 530-816-0558; email: suzybraun2001@yahoo.com.

Thank you for reading this, and Please present this to the Board, as since I work, I am unable to attend the Lake Tahoe meeting, The Barstow meeting is too far to drive, and again, I work and unable to attend.

Sincerely, Suzanne Braun Frost

1

Response

Braun-1: The Lahontan Water Board does not regulate land use and its Basin Plan does not contain a prohibition on residential building in the Eagle drainage hydrologic area. Rather, the Basin Plan contains a prohibition on discharge of wastes and does not prohibit residential building. Chapter 4.1 of the Basin Plan states,

> "The maximum development density for new development which discharges wastes to subsurface disposal systems shall be one single family dwelling equivalent per 20 acres. For nonresidential development, and/or where predischarge nutrient removal is provided, single family dwelling equivalence shall be based on mean total nitrogen discharge or mean total phosphorus discharge to the subsurface disposal system(s), whichever is more restrictive. Approval by the Regional Board's Executive Officer is required for each system prior to discharge from the system. Before granting such approval, the Executive Officer must find (based on evidence presented by the proposed discharger) that soils have good phosphorus removal capability, and that the system will comply with all other applicable criteria contained in this Plan.
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> For purposes of the above prohibition, "new development" is defined as any subdivision of land in any area other than the existing Spaulding Tract, Stones-Bengard and Eagle's Nest Tract subdivisions."

Comment	Response