

Sierra Club Lake Group

15995 Lucy Circle Lower Lake, CA 95457

June 27, 2007

Penelope Shibley
Community Development Department
Planning Division
255 N. Forbes Street
Lakeport, CA 95453

RE: Eachus View Estates, SD 07-02

Dear Ms. Shibley:

Thank you for giving the Lake Group an opportunity to comment on the revised plans for this subdivision. The reduction in the number of lots from 8 to 5 and consequent increase in lot size (most notably the present lot 1) represents a only a marginal improvement, and does not substantially alter the negative views that we expressed at the June 14, 2007 Planning Commission meeting.

The project's adverse impacts on agriculture would not be reduced, especially since the proposed 50-foot agricultural buffer (generally agreed to be wholly inadequate) has not been increased, and no buffer whatsoever has been provided along the six-acre parcel (also on prime soils) that would be surrounded by the subdivision. Even more consequentially, by allowing a residential rezone on prime agricultural soils we would be broadcasting the lamentable message that the community's expressed intent to preserve this resource as a precious and irreplaceable heritage can be disregarded with impunity. The potential drain on the Scotts Valley aquifer is still significant. The thorough biological survey recommended by the Department of Fish and Game has not been conducted (nor could it be conducted at this season of the year), and the possibility of the destruction of the rare plants and other biological resources remains substantial, as does the degradation of Eachus Lake and associated wetlands. No degree of downsizing can change the project's location outside the North Lakeport urban growth boundaries, or its distorting effects on the patterns of orderly growth in the vicinity.

For these reasons we recommend that this application be rejected, or if this course of action does not seem feasible, that an Environmental Impact Report be required before any approvals are considered.

Yours sincerely,



Victoria Brandon
Chair, Sierra Club Lake Group