

**SIERRA CLUB LAKE GROUP
15995 LUCY CIRCLE
LOWER LAKE, CA 95457**

November 6, 2005

Penelope Sibley, Senior Planner
Community Development, Planning Department
255 N. Forbes St.
Lakeport, CA 95453

RE: Blackstone Estates (Luchsinger Property)

Dear Ms Sibley:

The Sierra Club Lake Group has examined the the documentation for this proposed subdivision, and recommends that an Environmental Impact Report be required before any development is permitted.

This recommendation is based primarily upon the documented presence of two sensitive plant species on the property. Plans to preserve these populations (approved by the California Department of Fish and Game) must be formulated, and according to the subdivision map -- which splits the property into individually owned residential parcels in its entirety -- no such plans exist.

We also question whether this project is congruent with the principles of wise growth that have been incorporated into the new General Plan. Although it is located in the designated North Lakeport urban area, the lack of dedicated open space, the unclustered, one-acre or larger lots, and the septic systems necessitated by parcel size, are all prescriptions for sprawl and environmental degradation.

Yours sincerely,

Victoria Brandon
Lake Group Chair