

Sierra Club Lake Group

15995 Lucy Circle Lower Lake, CA 95457

January 8, 2008

Melissa Floyd
Community Development Department
Planning Division
255 N. Forbes Street
Lakeport, CA 95453

RE: SD 05-05, Villas del Lago Estates

Dear Ms Floyd:

Thank you for giving the Lake Group an opportunity to comment on this subdivision in its current incarnation, which seems to us considerably less meritorious than the previous proposal. As presently conceived, the project will incorporate no open space at all, and will contribute to sprawl by providing far less housing capacity in the given acreage. Furthermore with the possible exception of Tract A (the destiny of which is unclear), the present design makes avoidance of the serpentine areas and sensitive plant species on the site impossible, since on at least four of the proposed lots virtually no non-problematic buildable area exists. Problems associated with construction on steep slopes with high landslide and erosion potential are alleviated only slightly by the reduction in density, if they are alleviated at all.

We recommend rejection of this project. If summary rejection is unfeasible prudence demands that the comprehensive environmental analysis that nothing less than an Environmental Impact Report can provide be required before any approvals are contemplated.

Yours sincerely,



Victoria Brandon

Chair, Sierra Club Lake Group