

# Sierra Club Lake Group

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15995 Lucy Circle Lower Lake, CA 95457

March 6, 2006

Aaron Hollister, Assistant Planner  
Community Development Department  
County of Lake  
255 N. Forbes St  
Lakeport, CA

RE: Panoramic Heights, SD 06-05

Dear Mr. Hollister:

Thank you for the opportunity to comment on this subdivision.

We have no serious concerns about this project, but recommend that the applicant be required to submit additional information before approval is granted.

The property appears to be quite steep, but without topographic data there is no way to assess the potential for destructive erosion when the access roads are graded or construction is undertaken. Likewise, with no information about the biological or cultural resources existing on the site it is impossible to judge what the consequences of development might be. Sensitive ecosystems or significant wildlife habitat might be impacted, or they might not: there is no way to judge.

We would therefore recommend that the applicant be required to submit topographic maps, a grading plan, and professional surveys of biological and cultural resources before approvals are considered. Depending on the content of those reports either a negative declaration or mitigation requirements would be appropriate, or possibly (though improbably) an Environment Impact Report.

Yours sincerely,

Victoria Brandon

Lake Group Chair