

Sierra Club Lake Group

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: Parkview Estates, SD 06-07

Dear Mr. Hollister:

Thank you for the opportunity to comment on this subdivision.

The information presented is extremely sketchy, but since the application appears to be compliant with current zoning, the property lies within the Urban Growth boundaries proposed by the new General Plan, and the project is comparatively small in scope, we have no serious objections to raise. Several questions do occur nonetheless.

First, the project would divide the entire property into individual parcels, leaving no portion as open space. In our opinion it would be preferable to cluster the houses on smaller lots, and preserve a section in common ownership. This might also make it possible to hook up to sewerage rather than constructing separate septic systems—something that we believe to be preferable whenever possible.

Second, no biological survey has been provided. Without knowing whether sensitive plant communities, wildlife habitat, or wetlands exist on the property, it is impossible to assess the consequences of development. The same is true of cultural resources.

We would therefore recommend that the applicant be required to submit professional assessments of existing biological and cultural resources before a final determination on development is made. 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