

Sierra Club Lake Group

15995 Lucy Circle, Lower Lake, CA 95457

July 5, 2007

Emily Minton, Senior Planner
Community Development Department
Planning Division
255 N. Forbes St
Lakeport, CA 95453

RE: Plum Flat Subdivision, SD 06-02

Dear Ms. Minton:

Although the reduction in the number of lots and increase in open space incorporated in the revised plan for this subdivision seem to us to be steps in the right direction, we continue to have grave reservations about the project.

Changed land use designations in the Riviera Area Plan have eliminated the most serious concern expressed in our letter of February 13, 2006, although we still question the appropriateness of allowing comparatively dense residential development on a parcel that lacks essential public infrastructure. On site sewage disposal in particular seems questionable for any project of this magnitude, especially given its comparative proximity to Clear Lake. Since the community can eventually expect that completion of the Full Circle project will enable the construction of a modern sewage treatment facility to service this area, the Lake Group contends that development of this property should be delayed until that infrastructure is in place. Furthermore, we continue to believe that domestic water supply should be managed according to a coordinated plan, and deplore the proliferation of private water systems, as proposed for this project.

We also have reservations about the prudence of constructing a subdivision expected to house something close to 500 people in a location surrounded by fire-prone chaparral and other wildlands. Permitting development in such a hazardous location to proceed with only a single access road is in our opinion an invitation to catastrophe.

As recommended in our previous letter, we think that the potential impacts of this project are sufficiently various and severe that they demand the preparation of an Environmental Impact Report.

Sincerely,



Victoria Brandon
Sierra Club Lake Group Chair