

Public Comment

#34

FEBRUARY 24, 2020

BOARD OF SUPERVISORS

330 FAIR LANE

PLACERVILLE, CA 95667

RE: 2/25/20 PUBLIC HEARING

PRE-APPLICATION PA 19-0007

KIRKWOOD STATION PROJECT

DEAR BOARD OF SUPERVISORS:

THIS LETTER IS TO VOICE MY VERY STRONG
OPPOSITION TO THE ABOVE MENTIONED KIRK-
WOOD STATION PROJECT SUBMITTED BY TALLAC
HOSPITALITY. I PLAN TO ATTEND THE PUBLIC
HEARING TOMORROW, BUT I ALSO WANT TO
LIST SOME OF MY MANY CONCERNS IN
WRITING:

- LACK OF NOTIFICATION - I JUST RECEIVED
NOTIFICATION ON 2/14/20 (ONLY 11 DAYS PRIOR
TO THE PUBLIC HEARING). MOST OF MY NEIGH-
BORS AT LAKE KIRKWOOD DIDN'T RECEIVE
ANY NOTIFICATION. I RESENT THIS VERY
IMPORTANT ISSUE BEING "FAST TRACKED"
TO PUSH THROUGH QUICKLY WITHOUT ADEQUATE
OPPORTUNITY FOR PUBLIC INPUT.

- 2002 EIR - THIS REPORT FROM 18 YEARS
AGO STATED THAT LAKE KIRKWOOD WAS
ALREADY AT ^{OR NEAR} CAPACITY LIMITS. I'M EXTREMELY
CONCERNED ABOUT THE OVERUSE OF THIS

PAGE 2 - 2/24/20

AREA. IT COULD NOT HANDLE THE ADDITIONAL 227 PEOPLE IN THE SUMMER, AND 173 PEOPLE IN THE WINTER THAT'S PROPOSED WITHOUT IMPACT ON WATER, NOISE & LIGHT POLLUTION IN THE LAKE KIRKWOOD BASIN.

- SCENIC BY-WAY - HIGHWAY 88 IS A NATIONAL FOREST SCENIC BY-WAY. THE PROPOSED PROJECT SHOWS PARKING LOTS VISIBLE FROM THE HIGHWAY WHICH WOULD RUIN THE BEAUTY & AESTHETICS OF THIS SCENIC BY-WAY.

- WASTE WATER TREATMENT - HAS THIS ISSUE ADEQUATELY BEEN RESEARCHED & ADDRESSED?

- GROUND WATER - DOES KIRKWOOD MEADOWS AGREE TO SUPPORT? WOULD THIS ADDITIONAL NEED FOR WATER AFFECT WATER LEVELS AT NEARBY LAKES (SUCH AS LAKE KIRKWOOD)?

- LAKE KIRKWOOD HISTORICAL DISTRICT - I'M CONCERNED THIS PROJECT WOULD NEGATIVELY IMPACT THE HISTORICAL IMPORTANCE AT LAKE KIRKWOOD.

- ~~TRAFFIC~~ ^{INCREASED} TRAFFIC - WOULD THIS ADDITIONAL DEVELOPMENT REQUIRE A TRAFFIC SIGNAL OR CROSSWALK ON HIGHWAY 88?

- TWO SENTINELS CAMP - THIS WOULD NEGATIVELY IMPACT THE GIRL SCOUT CAMP WHICH HAS 3 SESSIONS EVERY SUMMER, ESPECIALLY IN REGARD TO WATER & SAFETY.

- NO CONSISTENCY WITH GENERAL PLAN - THIS

PAGE 3-2/24/20

PROJECT IS COMPLETELY DIFFERENT FROM WHAT WAS PROPOSED IN 2002 (NO DEVELOPMENT ON THE NORTH SIDE OF HIGHWAY 88).

THESE ARE ONLY SOME OF MY MANY CONCERNS WITH THE KIRKWOOD STATION PROJECT. PLEASE NOTE "NO" UNTIL MORE RESEARCH CAN BE DONE AND TO ALLOW ALL INFORMATION TO BE MADE AVAILABLE TO THE PUBLIC FOR THEIR REVIEW AND INPUT.

AS A THIRD GENERATION CABIN OWNER AT LAKE KIRKWOOD WHOSE FAMILY HAS BEEN A GOOD STEWARD OF THE LAKE FOR 80 YEARS, PLEASE DO NOT ALLOW THE OVERUSE OF THIS BEAUTIFUL LAKE AND SURROUNDING LAND!

THANK YOU,

~~Kathy Strong~~

KATHY STRONG

1656 TERRACE WAY

WALNUT CREEK, CA 94597

(925) 938-4717



Public Comment

#34
EDC COB <edc.cob@edcgov.us>

Hearing Tuesday February 25 Kirkwood Station Project Jeannette -- Please give this letter to Director Schmid and the Commissioners - thank you

2 messages

Susie Schaefer <susie.schaefer@comcast.net>
To: jeannette.salmon@edcgov.us
Cc: planning@edcgov.us, edc.cob@edcgov.us

Mon, Feb 24, 2020 at 4:26 PM

Dear Director Tiffany Schmid,

I am submitting comments in regard to the Kirkwood Station Project as I am not able to attend the hearing tomorrow in Placerville, State.

First I want to state that I am opposed to this project and am asking that you not approve it tomorrow. I will explain my objections to this proposal as you may wonder why a Washington State resident would care about this small project. First let me state that I am a long time committed environmentalist because I have spent a major portion of my life at Lake Kirkwood and have a long personal view of what has happened to the fragile dry high elevation Sierra Nevada area you refer to as Kirkwood. My father George Schaefer leased a small Forest Service approved lot and built a cabin in the U.S. Forest Tract located at Lake Kirkwood in 1935 for his young family. He built this little wooden cabin for under \$200. He installed a hand pump to get water from the lake for drinking hand and dish washing and also built an out-house up a small trail through the forest in back of the cabin. I was born 5 years later and spent all summers of my childhood at the cabin and then have spent all summer vacations every year at the cabin while in college, during my working career and now in my retirement years

I can't pin point the year when I recognized the importance of protecting, conserving, and restoring the environment but because of my early years living in the Eldorado National Forest and learning through experience about this type of fragile ecosystem and directly seeing the results of human environmental destruction and degradation I have learned enough to be able to call myself an environmentalist. My first personal experience with destruction and degradation occurred in the 60's and 70's when the Kirkwood ski area was first approved and built and the Kirkwood Meadow was destroyed for human sport and pleasure without regard for the fragile ecosystem, water quality of the creeks and ground water or the birds and wildlife. Now over 50 years later and even with the knowledge of what is causing climate change, sea level rise, contamination of the oceans around the world projects large or small like this one for the Kirkwood station are still being planned and pushed through around the world. Knowledgeable environmentalists like myself can't keep up at the local, county, state, and federal levels. I am grateful for the young people now everywhere who get it and have taken to the streets concerned about climate change, water pollution and water shortages, plastic and garbage everywhere and the continued loss of birds, wildlife and native vegetation.

The so called required environmental assessments and reviews done since the rapid development of the entire Kirkwood Meadow area have not protected the water quality, native trees and plants and birds and wildlife of the Kirkwood area and this proposal is being pushed through without even token EIR requirements. The need for sewage treatment, water availability, garbage removal and electrify generation is assumed to be available by simply saying the existing systems of the ski area will be used to meet the needs. No examination of the already inadequate systems and facilities of the ski area has been included. Before taking any action on this Kirkwood Station Project a new and complete EIR is needed and must include cumulative effects and projected climate change on the whole Kirkwood area. The carrying capacity and already over use by people, domestic animals and cars and trucks can no longer be ignored. Controlled burns turning into wildfires as seen last fall with the Caples Creek Fires and other natural and human caused forest fires are not even referenced anywhere in the proposal. Also assuming that human behavior problems such as domestic, child and animal abuse, let alone gun violence, can be handled by state patrol and local and state human resources has also never been even considered in this proposal.

Once again current, meaningful, in depth, impartial, high quality, professional assessments- not just promises- are needed and must be done before taking any action that would allow any forward movement of this project.

Thank you for your consideration. Please do not approve this proposal.

Susie Schaefer Cabin 14 Lake Kirkwood

1055 Edmonds St.

Edmonds WA 98020

425-771-8165 home

425-478-9383 Cell and Text

susie.schaefer@comcast.net

Jeanette Salmon <jeanette.salmon@edcgov.us>

Mon, Feb 24, 2020 at 4:28 PM

To: Tiffany Schmid <tiffany.schmid@edcgov.us>, EDC COB <edc.cob@edcgov.us>

Cc: Debra Ercolini <debra.ercolini@edcgov.us>, Julie Saylor <julie.saylor@edcgov.us>

Please see the public comment below.

Jeanette Salmon

Executive Assistant to Tiffany Schmid, Director
Planning and Building Department

County of El Dorado

Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

Direct Line: (530) 621-5158

Jeanette.Salmon@edcgov.us

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[Quoted text hidden]



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EDC COB <edc.cob@edcgov.us>

Notice of Public Hearing to consider the Pre-Application PA 19-0007 Kirkwood Station Project

1 message

Mary Wilder <mwilder108@gmail.com>
To: edc.cob@edcgov.us

Mon, Feb 24, 2020 at 4:29 PM

To Whom It May Concern,

I am one among many who are opposed to the development proposal by Kirkwood Meadows to build a large hotel complex on the north side of Highway 88.

The proposed development is in an area of historical and cultural significance. In fact, it is sandwiched between two sites listed on the National Register of Historic Places: The Kirkwood Trading Post and the Kirkwood Lake Tract of Historic Cabins. The development lies on the historic Immigrant Trail and alternate Pony Express Route. It is possible there are significant archaeological and Native American sites on or near the development. It should be requested that a proper survey be conducted to determine if this is the case and is coordinated with the State Historic Preservation Office and in compliance with the National Historic Preservation Act.

Also of great concern is the environmental impact on Lake Kirkwood which is at maximum impact already. A 65-room hotel with a restaurant, spa, event center, and 40 cabins holding up to 300 people will open up easy access to the east end of Lake Kirkwood as well as building out from the road onto the meadow beyond.

Building on the meadow negatively impacts environmentally these valuable wetlands. Excessive visitor use will negatively impact lake water quality and increased domestic animals – horses, dogs – will negatively impact flora and fauna.

I believe that nothing should be done without an EIR specific to the impact upon Lake Kirkwood and the Caples Creek Basin.

Since I am unable to attend, I ask that you please include this email of opposition at the public hearing tomorrow, Tuesday, February 25 at 2 pm in El Dorado County.

Thank you,

Mary Wilder
Jackson, CA



Public Comment

#34

EDC COB <edc.cob@edcgov.us>

Notice of Public Hearing to consider the Pre-Application PA 19-0007 Kirkwood Station Project

1 message

Pamela Irene Ivie <ivie@mlode.com>
To: edc.cob@edcgov.us

Mon, Feb 24, 2020 at 3:44 PM

To the Board of Supervisors:

I am writing in opposition to the proposed commercial development by Kirkwood Meadows in the sensitive wetland area near Lake Kirkwood. It is my belief that the wetland will be destroyed, and the now-pristine lake will be severely damaged due to overuse.

Currently the area around Lake Kirkwood is cautiously and lovingly preserved by the tenants of the cabins around the shore. They have worked together to preserve and to protect a fragile environment. Transient occupants of a hotel development will not cherish this unique area as the cabin owners have done. The losers will be the animals and plants that make this area their home.

To protect the health of Lake Kirkwood, the adjacent wetland, and the Caples Creek Basin, an environmental impact report must be done on this area before any consideration of the development proposal can be undertaken.

Besides the negative environmental impact on the land and the watershed, these points should be considered:

- The Forest Service currently limits use of the lake by offering limited parking.
- The impact on groundwater should be investigated.
- Light pollution from the development will destroy what is currently a dark nighttime area where stars can be seen without interference from lights.
- There may be significant archaeological and Native American sites on or near the development. A survey must be undertaken to determine their existence before the proposal is considered.

I urge you to undertake the necessary studies and surveys before moving forward with this proposal.

Thank you,

Pam Ivie



Public Comment

#34

EDC COB <edc.cob@edcgov.us>

Fwd: item #34 20-0160 Tallac Hospitality Hearing for Kirkwood Station

1 message

Katharine Parker <katharinep3@gmail.com>
 To: edc.cob@edcgov.us
 Cc: Katharine Parker <katharinep3@gmail.com>

Mon, Feb 24, 2020 at 1:15 PM

----- Forwarded message -----

From: **Katharine Parker** <katharinep3@gmail.com>
 Date: Mon, Feb 24, 2020 at 1:00 PM
 Subject: Fwd: item #34 20-0160 Tallac Hospitality Hearing for Kirkwood Station
 To: <planning@ecicgov.us>, <eaberger@fs.fed.us>, <rhopson@fs.us>, <pcrew@amadorgov.org>, <jeffbrown@amadorgov.org>, <faxe@amadorgov.org>, <BOneto@amadorgov.org>, <planning@amadorgov.org>, Katharine Parker <katharinep3@gmail.com>

Subject: Item #34 20-0160 Tallac Hospitality Hearing for Kirkwood Station

Dear Supervisors,

I appreciate your vision statement as written on page one of your Meeting Agenda - Safe, healthy and vibrant communities, respecting our natural resources and historical heritage - because I hope you will take this into account when considering the application from Tallac Hospitality for proposed Kirkwood Station. I hope you will oppose this project because it does not respect the natural resources of El Dorado County, it seeks only to exploit them in ways that will cause extreme and unforgiving damage to the local environment. The project does not respect the historical aspects of Kirkwood Station either. The building designs will clash with the historic Kirkwood Inn as well as the historic Kirkwood Lake cabins.

I have three major concerns regarding this project.

First is the inevitable environmental degradation that will occur if this project brings in almost 300 people each day in the summer and 200 in the winter. The last EIR accepted in 2002 concluded that the nearby lakes and creeks were already near or at capacity at that time. It is my understanding that a project was denied at that time for that reason. If so, how could a project be approved now? If anything, usage has already increased since 2002. The developers' stated aim is to increase usage of the fragile Kirkwood and Caples Creek watersheds. An entirely new EIR with supplemental reports on the long term impacts to flora and fauna must be conducted. As it stands, contrary to the developers' claims, the project does not fit into the 1988 Kirkwood Master Plan because the Forest Service determined at that time that the carrying capacity of Lake Kirkwood was at its limit. Studies show that riparian corridors are home to an unusual number and variety of animal and plant species and this issue must be honestly addressed. Water usage, sewage and contamination must be addressed. In 2016/2017 Kirkwood was fined for dumping asphalt grindings into Kirkwood Creek. You will still find anti-erosion materials, gravel and other construction materials along the banks of the creek. Kirkwood Creek on the south side of Highway 88 and Kirkwood and Caples Creeks on the north side of Highway 88 (away from the resort) are very different due to the abundance or lack of human impact. The degradation of the Lake Margaret Trail closeby, with graffiti on the trees, trash around the Lake and degradation along the sides of the trail show what overuse will look like in the Kirkwood/Caples Creeks basin. Tallac Hospitality promotes "lake and stream access right from the property". In sum, a property this stunning and fragile deserves the most updated, most thorough, most objective EIR possible.

Second, the project does not respect the rustic, remote or historical quality of the property. It is ironic that their promotional literature touts the rustic and remote qualities of this property that this type of development will destroy. Once

again, they would like to bring in almost 300 people daily in summer and 200 in winter. There is still unbuilt property on the south side of 88 within the ski resort; that would be the appropriate area for future building, if any.

Third, Kirkwood Management and Tallac Hospitality have not been forthcoming about their plans. The Lake Kirkwood Association, in proximity to Kirkwood, was never notified of any update to the 1998 plan (i.e. the 2015 update). In his recent letter to Mr. Ferry of El Dorado County Mr. Watzka cites townhalls and public forums, but his company has not contacted any of the property tax payers nearby about their plans. No leasees in direct proximity to the development (with the exception of Kirkwood Inn I imagine) have received any notice of any plans submitted to the planning department or any other government entity until February February 13th, 11 days ago. There was no notice of the Planning Department Review on January 17th. On page 36 of their general plan amendment initiation process they claim the project will "promote the development of houses affordable to moderate income households" and yet their promotional literature mentions the attractiveness of being "elite" and the need to pay a bit more for the "remoteness" of the property. The company also claims that the project will "protect and enhance the agricultural and natural resource industry" when in fact it will damage or destroy the qualities that people have loved in the Caples Creek Basin...the qualities that supported a limited amount of fishing, photographing and hiking. Once again, an extensive EIR and mandatory public outreach should be conducted before any plan amendments are granted or projects of this magnitude are granted.

I would ask that the Lake Kirkwood Association be added to any communications or actions relative to this proposed development. As a member I would like to educate myself as to the process of development in our area and as to how we might constructively present our input on this proposal.

Respectfully,

Katharine Parker
Tom Parker



Public Comments

EDC COB <edc.cob@edcgov.us>

Proposed Kirkwood Station Development

1 message

Will Dornbrook <will.dornbrook@gmail.com>

Mon, Feb 24, 2020 at 2:38 PM

To: edc.cob@edcgov.us

To the Board of Supervisors,

I am reaching out to you regarding the proposed "Kirkwood Station" development and upcoming public hearing. I am a cabin owner at Lake Kirkwood and am very concerned about this development given the potential environmental impact as well as the lack of transparency from the property developer regarding the development.

For one, I am concerned about this development being completed without an EIR specific to the impact upon Lake Kirkwood and the Caples Creek basin. This proposed property will be based in very close proximity to Lake Kirkwood and could have a huge impact upon the region. Lake Kirkwood usage is at maximum levels today, and the Forest Service limits day-use parking in order to limit overall use. A hotel with a trail to the lake could massively impact foot traffic and use. Additionally, the lake is relatively small (especially compared to Caples or Silver Lakes) and excessive visitor use will impact lake water quality (as good stewards of our environment we cabin owners regularly test the lake water.) The impact upon the water supply and water table are unknown, as well as the impact on the environmentally valuable wetlands. Light pollution from a large hotel property could significant impact the lake experience for all of the current users.

The proposed development is in an area of historical and cultural significance, as it is located adjacent to two sites listed on the National Register of Historic Places: The Kirkwood Trading Post, and the Kirkwood Lake Tract of Historic Cabins. The development lies on the historic Immigrant Trail, and alternate Pony Express Route. It is possible there are significant archaeological, and Native American sites on or near the development. It should be requested that a proper survey be conducted to determine if this is the case; coordinated with the State Historic Preservation Office and in compliance with the National Historic Preservation Act. Traffic impacts must be anticipated and additional emergency service requirements must be addressed.

Thank you,

Will Dornbrook
Lake Kirkwood Cabin 23



Public Comment

EDC COB <edc.cob@edcgov.us>

Pre -Application PA 19-0007/Kirkwood Station Project

1 message

Cathleen Daffer <cdaffer24@gmail.com>

Mon, Feb 24, 2020 at 12:03 PM

To: edc.cob@edcgov.us

Cc: eaberger@fs.fed.us, rhopson@fs.fed.us, pcrew@amadorgov.org, rforster@amadorgov.org, jeffbrown@amadorgov.org, faxe@amadorgov.org, BOneto@amadorgov.org, planning@amadorgov.org

To whom it may concern:

The implementation of this multi dimensional facility will cause severe and irrevocable damage to the environment including but not limited to:

- destruction of sensitive crucial habitat for flora and fauna,
- noise, air, and light pollution,
- contamination of nearby lakes and streams,
- permanent destruction of wetland habitat.

It will forever alter the visually pleasing natural views of the extraordinary meadow and mountain vistas, and replace it with unsightly man-made structures that are not in keeping at all with the aesthetics of the vicinity. In fact, this area is in between two sites listed on the National Register of Historic Places: The Kirkwood Trading Post, and the Kirkwood Lake Tract of Historic Cabins. The Immigrant Trail and the alternate Pony Express Route are also historically significant and should not be tampered with. It is highly likely that there are Native American and important archeological sites on or near here that should also be preserved.

There has been no current formal assessment of the impact this development will have on the property and its' surroundings, the Lake Kirkwood and Caples Creek basin. An EIR survey needs to be conducted and coordinated with the State Historic Preservation Office and in compliance with The National Historic Preservation Act.

Furthermore, there has been little or no notification to the public or to those who will be directly impacted by this massive undertaking, giving interested parties a tiny window of opportunity to even respond. This is a monumental oversight and needs to be addressed immediately before any further action is taken.

Decades ago, the Forest Service had determined that the Kirkwood Lake basin and surrounding environs were already at capacity. The number of visitors can only be regulated by maintaining a small limited facility campground and providing a designated number of parking areas for day users and guests. In the last 16 years since the last EIR was conducted, the usage has increased dramatically, and the Lake is now at critical mass.

Allowing unregulated access by an excess of 200 + visitors more in the summer directly from the highway is unrealistic, unethical and environmentally irresponsible.

Historically, when Kirkwood Meadows was originally built, it was designed so the lifts, residences, lodges etc. were to be out of site, not highly visible and not obvious in the summer. In the almost 50 years since then, these ideas have been completely abandoned or ignored. As more and more development has taken place, Kirkwood Meadow, A.K.A. Kirkwood Mountain Resort, has been plagued with an atrocious environmental record, having deep seated problems with sewage management, garbage, water, electrical problems and overdevelopment in allotted areas, none of which has ever been rectified despite numerous changes in ownership.

As recently as 2017, Kirkwood resort was fined \$754,732 for violations of the Federal Clean Water Act, by polluting the drainages of Kirkwood Creek and Kirkwood meadows with their snow removal practices. The spokesperson for the The Central Valley Regional water Quality control Board pronounced." This settlement also sends a strong message about the importance of preserving the sensitive water bodies of the Sierra Nevada".

That message should include preserving and protecting the existing highly susceptible bodies of water, not exploiting and degrading them further by inviting unmitigated human intrusion with more development, instigated by a company with a proven record of failure .

There are also many stipulations in the past as to the adherence of certain guidelines involving this area, including permanent easements covering the meadow, and the open space north of hwy. 88. These were adopted by specific

plans, (KMR) and are now being ignored , once again.

Lastly, there is absolutely no need for more residences.

As of today, there are over 200 places available for rent in the Kirkwood area for each month of June, July, and August. There are 25 this week, 210 in March, 560 in April, and 360 in May. There are also many homes and lots for sale in the existing Kirkwood Resort.

There are several hundred campsites in well maintained campgrounds all over the pass, off the highway and not causing more damage to the environment as they have been established for many years. Lakeside cabins are available for the public to rent on Silver Lake and Caples lake. Plasses resort at the south end of silver lake has a huge campground and many facilities for RVs and horses, with designated trails. Bear river reservoir is available to the public and there are numerous facilities all along the corridor of hwy. 88, including many gold towns and hotels along hwy. 49 that also offer charming and historic experiences for other visitors.

I am vehemently opposed to all and every aspect of this ill conceived plan, and I implore you to reject it in its' entirety .

Respectfully,
Cathleen Daffer

#34



Public Comment

EDC COB <edc.cob@edcgov.us>

Kirkwood Resort Development / Agenda Item 34. 20-0160 Feb. 25, 2020

1 message

knewell <knewellvs@gmail.com>

Mon, Feb 24, 2020 at 12:02 PM

To: edc.cob@edcgov.us

Cc: bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us

To: Clerk of the Board, El Dorado County

Re: Public Comment for Kirkwood Development / Agenda Item 34. 20-0160 Feb. 25, 2020

Dear Board Members,

I would like to know more about why the land designation for the project must be changed to Commercial Rural. Red flag for me in such a rural area. Why can't they build within current land designation it has now?

Please address this issue during the hearing on Feb. 25, 2020

Thank you.

Best Regards,

Kathleen Newell
El Dorado County Resident

Kathleen Newell



Public Comment

EDC COB <edc.cob@edcgov.us>

Pre-Application PA 19-0007/Kirkwood Station Project

1 message

Carolyn Holm <carolynholm11@gmail.com>

Mon, Feb 24, 2020 at 11:20 AM

To: edc.cob@edcgov.us

Cc: eaberger@fs.fed.us, rhopson@fs.fed.us, pcrew@amadorgov.org, rforster@amadorgov.org, jeffbrown@amadorgov.org, faxe@amadorgov.org, BOneto@amadorgov.org, planning@amadorgov.org

24 February 2020

Tiffany Schmid, Director
County of El Dorado
Planning and Building Department 2850 Fairlane Court
Placerville, CA 95667

Re: Pre-Application PA 19-0007/Kirkwood Station Project

Dear Director Schmid,

I am a cabin owner on Lake Kirkwood. I am writing to express my shock and surprise that the Kirkwood Station commercial development is being proposed for the north side of Highway 88. For starters, the developers seem to be trying to fly under the public radar, with scant public notification. (Even employees and board members of the Kirkwood Meadows infrastructure were unaware of tomorrow's public hearing when asked about it on February 21st!) It would appear that the developers hope to hustle it through a fast approval before opposition can mobilize, so they can start construction this year.

And there is much to oppose. This project cannot be in good conscience approved without a current EIR. Relying upon the 2002 EIR to prop up this plan makes no sense. In 2002 they came to the conclusion that Lake Kirkwood and the Caples basin were already *at usage capacity*. Day use has only increased since then, though the Forest Service has kept a lid on usage by limiting camp sites and parking spaces. An agreement was made with Kirkwood Meadows to refrain from mentioning Lake Kirkwood in their public recreation materials. A hotel with a trail directly to the East end of the lake would double the usage, rendering useless the Forest Service's attempt to limit over-population. Lake Kirkwood is a pristine, fragile environment. It is shallow and small, and does not flush itself, as there is no outlet during the summer, so it is easily polluted. (For decades the Lake Kirkwood Cabin Owner's Association, as good stewards of our environment, have at considerable expense been testing the lake water in multiple locations several times a year, to monitor any potential pollution.) An EIR specific to Lake Kirkwood and the Caples basin would need to address the usage capacity issue.

Pollution is also an issue with the water sources and sewage treatment. Presently Kirkwood Meadows draws from four groundwater locations. How many more will be necessary for this new development? And where will it be drawn from, and how will that affect the water table? Can the existing waste treatment facility handle the huge increase that the new development will produce? These are all important questions that need to be addressed.

Pollution is not the only issue. The striking beauty of this High Sierra region is a treasure to protect, not exploit. Highway 88 is a Scenic Highway, designated as such from Highway 49 to the Nevada Border. Vistas of meadows, trees, boulders and wildflowers are what draw people to this area. Dropping a big commercial development right along the highway, looming over the historic Kirkwood Inn, would be an irreversible aesthetic mistake.

This project is ill conceived and damaging. At the very least a new EIR is called for, with actual public notification and public hearings.

Thank you.

Sincerely,

Carolyn Holm

Lake Kirkwood Cabin 23

Copy to:

Liz Berger, Forest Supervisor (Acting), Eldorado National Forest

Rick Hopson, District Ranger, Amador Ranger District, Eldorado National Forest

Patrick Crew, Supervisor, Amador County, District 1

Richard Forster, Supervisor, Amador County, District 2

Jeff Brown, Supervisor, Amador County, District 3

Frank Axe, Supervisor, Amador County, District 4

Brian Oneto, Supervisor, Amador County, District 5

Chuck Beatty, Planning Director, Amador County

Earl Curtis, District 3 Representative, Amador County Planning Commission



Public Comment

#34
EDC COB <edc.cob@edcgov.us>

**Subject: Board of Supervisors Hearing, February 25 2020--Item 34, 20-0160,
Proposed Commercial Kirkwood Development, Conceptual Plan**

1 message

William Mott <wmott@aglandinvest.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Fri, Feb 21, 2020 at 5:56 PM

I am a property tax payer in Amador County and have a residence cabin number 10 at Kirkwood Lake. I wish to protest the lack of research or concern for the impact the proposed development will have on the human and environmental impact on Kirkwood Lake which adjoins the proposed development. There is also the negative impact it will have on the long standing and important Girl Scout camp on Kirkwood Lake.

On several occasions the Forest Service established that Kirkwood Lake, a lake without an inlet or outlet (except during winter runoff) has reached its maximum usage in terms of daily summer use. It is easily polluted. Kirkwood Lake usage is primarily controlled by the number of camping sites and day use parking places...a subject carefully analyzed by the Forest Service. The proposed development would create a massive parking lot in easy access to Kirkwood Lake. In fact most small Sierra lakes are located away from major roads or highways and usage is controlled by the availability of trails or trailhead parking.

1. There needs to be a carefully planned EIR of the development and includes the environmental and human impact, including economic project justification, on Kirkwood Lake and surrounding area.
2. The Tri-Tc commission of the three countries also needs to carefully review the project and final EIR.
3. Please place me on the email list to receive further information on the proposed project.

Sincerely,

William P. Mott

Cabin 10, Kirkwood Lake

Sent from Mail for Windows 10



Public Comment

EDC COB <edc.cob@edcgov.us>

Commercial development proposal by Kirkwood Meadows

1 message

Barbara Levy <barbarahlevy@gmail.com>

Sat, Feb 22, 2020 at 8:39 PM

To: edc.cob@edcgov.us

Cc: eaberger@fs.fed.us, rhopson@fs.fed.us, pcrew@amadorgov.org, rforster@amadorgov.org, jeffbrown@amadorgov.org, faxe@amadorgov.org

I understand that a proposal is being considered to develop a large hotel complex on the north side of Highway 88. I am very concerned that this development will negatively impact the fragile ecosystem of Lake Kirkwood, Kirkwood Meadows, and the Caples basin. An EIR should be required before any steps to develop this land is even considered. In 2000 an EIR was completed that dedicated permanent easements covering the Meadow and the Open Space north of Highway 88. Why is this EIR not being considered?

Lake Kirkwood usage is at maximum impact already. The Forest Service has limited day-use parking as a way to limit use of the area. The hotel with access to the lake would negatively impact the ecosystem of the lake. Currently the cabin owners regularly test the lake water to ensure it is not adversely affected. Also, increased use of domestic animals (i.e. horses and dogs) would impact the flora and fauna.

Building on the meadow impacts environmentally valuable wetlands.

We are concerned that the required water supply will impact the water table. Kirkwood Meadows gets their water from 4 groundwater locations in the meadow ranging from 35 feet to nearly 400 feet in depth.

The proposed development is in an area of historical and cultural significance. It is between two sites listed on the National Register of Historic Places - the Kirkwood Trading Post and the Kirkwood Lake Tract of Historic Cabins. The development is situated on the historic Immigrant Trail and an alternate Pony Express Route. It is also possible that there are significant archaeological and Native American sites on or near the development. A proper survey should be conducted to determine if this is the case. There should be coordination with the State Historic Preservation Office and in compliance with the National Preservation Act.

Lastly, traffic impacts should be considered and additional emergency services will need to be addressed if the proposed development proceeds.

Please make a thorough investigation of the environmental impact this proposed development would make on Lake Kirkwood, Kirkwood Meadows, and the Caples Creek basin. Thank you.

Sincerely,

Barbara Levy

cabin owner at Lake Kirkwood and dedicated protector of the area since 1963



Public Comment

EDC COB <edc.cob@edcgov.us>

Proposed Commercial Development north of Highway 88 at Kirkwood

1 message

Daniel Polikoff <djpolikoff@gmail.com>

Sat, Feb 22, 2020 at 10:33 PM

To: edc.cob@edcgov.us

Cc: eaberger@fs.fed.us, rhopson@fs.fed.us, pcrew@amadorgov.org, rforster@amadorgov.org, jeffbrown@amadorgov.org, BOneto@amadorgov.org, planning@amadorgov.org

Dear Board of Supervisors:

We write in reference to the proposal (by Kirkwood Meadows) for a commercial development north of Highway 88 near Kirkwood Lake. We oppose such a development, believing it to be incommensurate with the fragile ecology of the area and destructive of the great scenic and recreational value of the Kirkwood Lake/Caples Creek watershed.

It is very telling that the commercial proposal put forth avoids most all mention of Kirkwood Lake (!) even though this beautiful but small lake undoubtedly represents a (if not *the*) chief attraction of the site. This fact makes all too obvious that the developers themselves are keenly aware that building a 65 room hotel with spa, event center, and cabins so near Kirkwood Lake will adversely affect this sensitive area in multiple ways and severely compromise its character. (Though the proposed hotel is not directly on the lake, it is only a very short walk away so that it is inevitable that, if the hotel and cabins were built, those staying there would frequent Kirkwood Lake.)

Our family started camping at Kirkwood Campground almost twenty years ago. Since that time, we have spent many wonderful weeks at Kirkwood and become very familiar with the environment. As it is, the Kirkwood Lake experience is *already* treasured by at least *five* groups of people who use it on an ongoing basis: campers based at the campground; persons staying at present Kirkwood Meadow properties; day users, who generally access the lake by parking in the day use area; the girl scout camp staff and attendees; and cabin holders. My chief point is: use of Kirkwood Lake is *already* at capacity (just try finding a parking spot on a busy weekend!), a fact recognized by the Forest Service, which deliberately limited day use parking to prevent overuse. The notion that small, pristine Kirkwood Lake could sustain the dramatically increased use that will inevitably result from the sizable commercial development *without* significant degradation of the ecology and quality of the area defies reason.

The Kirkwood Meadows proposal makes it sound as if the hotel and associated development will offer valuable recreational opportunities for a variety of persons. In fact, the likely effect of the development would be to degrade the environment and diminish the Kirkwood experience for everyone. And to what end? There is no *good* reason why this small, pristine, ecologically sensitive Sierra lake should be made subject to commercial exploitation.

Certainly, if there is any thought of pursuing the project, a detailed Environmental Impact Review of the development's potential effects on water quality/water table/watershed integrity; plant and animal ecology (including the wetlands near the proposed site); light pollution and traffic density; infringement on current sites in the National Register of Historic Places (Kirkwood Trading Post; Kirkwood Lake Tract of Historic Cabins; and all other relevant issues should absolutely be required.

Thank you all for your consideration and your stewardship of a rare and fragile Sierra treasure.

Sincerely Yours,

Daniel Polikoff and Monika Leitz

#34



Public Comment

EDC COB <edc.cob@edcgov.us>

RE: Pre-Application PA 19-0007/Kirkwood Station Project - 2-25-20 public hearing

1 message

Kevin Gaw <kevingaw@gmail.com>

Sun, Feb 23, 2020 at 11:07 AM

To: edc.cob@edcgov.us

Cc: eaberger@fs.fed.us, rhopson@fs.fed.us, pcrew@amadorgov.org, rforster@amadorgov.org, jeffbrown@amadorgov.org, faxe@amadorgov.org, BOneto@amadorgov.org, planning@amadorgov.org, Kevin Gaw <kevingaw@gmail.com>

25 Tingley Dr.
Cumberland, RI 02864

February 23, 2020

To:

County of El Dorado Board of Supervisors
edc.cob@edcgov.us

From: Kevin Gaw
kevingaw@gmail.com

RE: Pre-Application PA 19-0007/Kirkwood Station Project

Dear Board of Supervisors:

It has come to my attention that this Tuesday, February 25, 2020, at 2pm, the **County of El Dorado Board of Supervisors** will consider the **Pre-Application PA 19-0007/Kirkwood Station Project**. Please accept this letter as my opposition to this pre-application for I am opposed to the project and the requested Specific Plan Amendment that is before you. Below are my concerns and questions.

To my knowledge, no Environmental Impact Report (EIR) has been completed and accepted for this proposed project. Without an EIR, the environmental impact to Kirkwood Meadows, Lake Kirkwood, and the Caples Creek basin is not objectively known. As stewards of the County, proceeding without such knowledge is fraught with issues, including legal action, community trust, and most importantly, the environmental degradation of a beautiful historical area. Please complete an EIR.

The U.S. Forest Service has already set limits on usage for the Lake Kirkwood area, which is immediately adjacent to the proposed project. How will these limits be managed and what avenues will be in place to address overuse given the human foot traffic and resource usage this proposed project will add to the area?

It seems water concerns will become an issue, as the Kirkwood ski area already has several wells in place, one of which is very deep because of the water table levels changing. In addition, this proposed project may impact the water quality of Lake Kirkwood, which is adjacent to the proposed project's boundary. Further, water quality from construction and land use will impact drainage into the Caples Creek basin. How will this impact the fragile ecosystem in place, especially when there are already

existing stressors on the same side of Highway 88 (Kirkwood Inn, the gas station, paved and dirt parking lots, the cross-country ski lodge, etc.)?

Has garbage and sewage been considered? How will these be managed? Given that there's been an increase in bear activity, the safety of existing residents needs to be considered. Will the sewage be treated? Where and how? How will the runoff be managed and where will it have an impact?

Kirkwood Meadows offers existing residents and visitors a fragile High Sierra meadow lands, complete with a running creek that hosts mountain trout, birds, ground animals, water snakes, frogs, willows, wildflowers (and so much more). The valley, in its pre-ski resort era, was far more verdant, filled with far more wildlife than today (I have been visiting the area regularly, since my birth, in 1960). Adding this proposed project to the valley will have a significant negative impact on what is already a delicately balanced eco-system that is an existing, accessible High Sierra environment. Change it and the experience will change for the worse – which is, of course, no one's desired outcome.

With the increase in human activity that the proposed project will certainly create, there will follow an increase in domestic animal activity, from dogs to horses, as well as mountain biking – all of which will impact the existing trails as well as the flora and fauna of the fragile area. One of the joys of the area is the existing access opportunities to nature and the ability to engage with nature. Adding more access points and trails, and access opportunities, along with an increased human population to the area, will overburden the environment, creating irreversible degradation; surely this is not an outcome desired by anyone.

I am an amateur astronomy buff (I travel with astronomy binoculars) and I know how light pollution impacts the ability to gaze on the stars and planets, moons and comets, and galaxies. In fact, light pollution is a very well documented problem, recognized by professional astronomers and scientists, as well as by the casual observer and every-day citizen. One of the joys of High Sierra evenings, during any season, is the ability to experience the night sky in ways that simply can't be seen in most other areas of the United States. Why? Lighting from buildings, towns, cities, LED streetlights, parking lot lighting, and much more, creates very real and well documented light pollution, which negatively impacts the ability to observe the night sky. The proposed project will have an impact on the night sky and observing; has this been considered fully? As stewards, we need to protect the shrinking access points for the public and for professionals to view the heavens. We need to maintain accessible dark sky sites for future generations.

I am always concerned about fire risk and adding more people and structures to an existing forest floor that is dry and full of forest fire fuel seems ill advised. Again, what studies have been made to mitigate fire risk? What additional real resources will be on the ground, to mitigate fire risk? When I think of the close call we all had with the Caples Creek "controlled burn" last summer (2019) – which went out of control very quickly – why would we add to the risk?

Finally, the proposed project is in an area of historical and cultural significance. In fact, it is sandwiched between two sites listed on the National Register of Historic Places: The Kirkwood Trading Post and the Kirkwood Lake Tract of Historic Cabins. The proposed project also lies on the historic Immigrant Trail, and the alternate Pony Express Route. It is very possible there are significant archaeological and Native American sites on or near the proposed project. A proper survey, coordinated with the State Historic Preservation Office and in compliance with the National Historic Preservation Act, should be conducted to determine if this is the case.

I am adamantly opposed to the Pre-Application PA 19-0007/Kirkwood Station Project. I am advocating for a full Environment Impact Review before any decisions are made. It is through careful deliberation using objective facts, weighing the needs of the many over the few, can good land use decisions arise. I urge the County Board of Supervisors to consider the options carefully and fully, and to consider the public good.

Please accept my comments and observations and add them to the record, in opposition.

Sincerely,

Kevin Gaw
kevingaw@gmail.com

Cc:

Liz Berger, Forest Supervisor (Acting), Eldorado National Forest
Rick Hopson, District Ranger, Amador Ranger District, Eldorado National Forest
Patrick Crew, Supervisor, Amador County, District 1
Richard Forster, Supervisor, Amador County, District 2
Jeff Brown, Supervisor, Amador County, District 3
Frank Axe, Supervisor, Amador County, District 4
Brian Oneto, Supervisor, Amador County, District 5
Chuck Beatty, Planning Director, Amador County
Earl Curtis, District 3 Representative, Amador County Planning Commission



Public Comment

#34

EDC COB <edc.cob@edcgov.us>

Notice of Public Hearing to consider the Pre-Application PA 19-0007 Kirkwood Station Project

1 message

Linda Hein <heincompany@yahoo.com>

Sun, Feb 23, 2020 at 1:34 PM

To: edc.cob@edcgov.us

Cc: "eaberger@fs.fed.us" <eaberger@fs.fed.us>, "rhopson@fs.fed.us" <rhopson@fs.fed.us>, "pcrew@amadorgov.org" <pcrew@amadorgov.org>, "rforster@amadorgov.org" <rforster@amadorgov.org>, "jeffbrown@amadorgov.org" <jeffbrown@amadorgov.org>, "faxe@amadorgov.org" <faxe@amadorgov.org>, "BOneto@amadorgov.org" <boneto@amadorgov.org>, "planning@amadorgov.org" <planning@amadorgov.org>

Good Day, Board of Supervisors ~

We are writing to you as, on Tuesday, February 25 at 2 o'clock pm, you are scheduled to hear the Pre-application PA 19-0007 Kirkwood Station Project.

This project has near its border Kirkwood Lake. Any project as extensive as this must consider impacts it will have on its surroundings ~ i.e., Kirkwood Lake.

We began our visits to Lake Kirkwood approximately 15 years ago, visiting it at least three times a month in the more seasonable months. We would also visit it at least once a year during the winter to go snowshoeing. We continue to visit Lake Kirkwood at least once a week for several days for up to 20 weeks during the summer and once or twice during the winter, as we are now the owners of Cabin 4 on the lake. The dedication we have towards Lake Kirkwood and its environment is why we are compelled to comment on this project.

We are very concerned about the impact such a project as this would bring to a very vulnerable environment, and we would urge you to request an Environmental Impact Report that would reveal probable irreversible consequences to the Lake by having several hundred more people in the area per day than the lake is already experiencing. Past references from the Forest Service going back to the early 2000s indicate the day use at the lake was already close to capacity.

We are also concerned for the greater chances of destruction to the natural environment due to foot traffic, greater noise pollution due to vehicle traffic and construction, greater potential for littering and vandalism, congestion of boaters and fisher people in the lake, the obliteration of the night's sky, pollution to this pristine lake due to waste water and sewer runoff, etc. from the project, greater impact to the serenity of the Girl Scouts at their camp on the south side of the lake, greater impact to wildlife in the area, and one of the most important aspects of all, the greater chance of fire in the area due to carelessness or accidents.

We urge you to consider this project with extreme care, require an EIR, and consider all of the points made in our previous paragraph.

Most sincerely yours,

Linda & Wolf Hein
Hein & Company Bookstore
and Baker Street West
204 N. Main Street
Jackson, CA 95642
209-223-2215
heincompany@yahoo.com



Public Comment

EDC COB <edc.cob@edcgov.us>

Kirkwood Meadows Development

1 message

Jeffrey Gaw <jeffreygaw@gmail.com>

Sun, Feb 23, 2020 at 1:35 PM

To: edc.cob@edcgov.us

Cc: eaberger@fs.fed.us, rhopson@fs.fed.us, pcrew@amadorgov.org, rforster@amadorgov.org, jeffbrown@amadorgov.org, faxe@amadorgov.org, BOneto@amadorgov.org, planning@amadorgov.org

Dear El Dorado Board of Supervisors,

I am writing the board of supervisors because I am concerned about the Pre-Application PA 19-0007/Kirkwood Station Project submitted by Tallac Hospitality. I am writing in opposition to the proposed project.

I wish that a full Environmental Impact Report/Review be prepared on how this proposed development will impact the Kirkwood Meadows area (and wetlands), Lake Kirkwood, and the Caples Creek basin.

I am concerned that such a large development on the north side of Highway 88 will negatively impact the entire area. How will the development impact the water quality of the area? Where will it draw its water from? How will the development impact the vegetation and wildlife of the area? How will waste water and sewer output be dealt with? How will the increased traffic impact the area? How will increased domestic animals impact the area? How will the proposed development increase light pollution in the area? How will additional fire risk from additional structures and people be mitigated?

There seem to be a lot of unanswered questions that must be addressed. I am strongly advocating for a full Environmental Impact Review/Report before any decision regarding this project is made.

Jeffrey Gaw
2062 Woodmoor Ridge Drive
Wildwood, MO 63011
jeffreygaw@gmail.com



Public Comment

#34

EDC COB <edc.cob@edcgov.us>

Notice of Public Hearing to consider the Pre-Application PA 19-0007 Kirkwood Station Project

1 message

ria lobato <ria.lobato@gmail.com>
To: edc.cob@edcgov.us

Sun, Feb 23, 2020 at 1:46 PM

To the Board of Supervisors:

It has come to my attention that the Board is entertaining a new commercial development proposed by Kirkwood Meadows to build a large hotel complex. Please do not approve this proposal. Why do we go about trying to destroy the beauty we crave?

What makes this area so special is the quiet and natural beauty. A hotel will destroy what is beautiful about this area. The hotel will bring noise, bright lights impacting the dark skies, not to mention destroying the plants and animals around the area with more people and easier access.

Please do not allow this to continue. There are so few truly beautiful places left that aren't being inundated with people. The National Parks over the last 10 years have become like Disneyland. We need places that allow us to get back to true nature, without cell service. Places where you have to hike in vs. drive in. True nature challenges us. It forces us back to a simpler time. A full service hotel just doesn't fit in what this area currently provides.

Our souls yearn for quiet places in nature. It is how we heal.

Please help to protect this area!
Thank you for listening.
Ria Lobato
Placer County



Public Comment

EDC COB <edc.cob@edcgov.us>

Kirkwood project

1 message

legnard@volcano.net <legnard@volcano.net>

Mon, Feb 24, 2020 at 10:46 AM

To: edc.cob@edcgov.us

As owners of 5 properties in Amador and El Dorado County and along the Hwy 88 corridor, we highly oppose the proposed new Kirkwood Station project, Kirkwood. This development plan has not taken into consideration the negative impact that this high volume human impact would have to the surrounding environment.

To name a few major concerns are: traffic, water contamination, flora and fauna damage, Calif Scenic Hwy stipulations, existing long established public area overuse, NRH guide lines, and more.

We are fully in accord with all other opponents of this project.

A full EIR should be mandatory before this proceeds any further.

Regards,

Bruce and Nancy Legnard

19148 Charleston Rd.

Volcano, Ca. 209 296-4219



Public Comment

EDC COB <edc.cob@edcgov.us>

Kirkwood Station Project, PA 19-0007

1 message

Zoe Laidlaw <zoelaidlaw@gmail.com>

Sun, Feb 23, 2020 at 2:14 PM

To: edc.cob@edcgov.us

To the County of El Dorado Board of Supervisors:

I am the daughter of Barden Finch, current owner of cabin #7 at Kirkwood Lake. I will eventually inherit the cabin from my father. I have used the cabin every summer since 1969, and I was the president of the Lake Kirkwood Association (LKA) from 2006 through 2010.

I write to express my concerns and my father's concerns about the Kirkwood Station Project (the "Project") described in the Submittal Information for the Pre-Application/Conceptual Review, file No. PA 19-0007. This email is intended to become part of the County's permanent record in this matter.

Environmental Concerns

The description of the Project set forth in the Submittal Information states that one goal of the Project is to "accommodate more visitors during summer months in an effort to increase summer recreation at Kirkwood and nearby lakes." Unfortunately, however, the Applicant fails to acknowledge that Kirkwood Lake and other nearby lakes and recreational lands are already at or near full capacity. As the Kirkwood Recirculated Revised Final Environmental Impact Report dated October 2002 (EIR) states (in Section 4.12.8): "The impact of growing numbers of Kirkwood [Resort's] residents and visitors using popular recreation sites and facilities in the area, particularly those within walking distance, could constitute a significant, unavoidable, adverse impact, **as such nearby sites and facilities are already operating at or near capacity**" (emphasis added).

Plainly, recreational use of lakes and lands near the Project has steadily increased during the 18 years since the EIR was prepared. Because one of the Project's stated goals is to encourage and facilitate even more such recreational use, the potential for environmental harm is obvious and indisputable. Briefly, my concerns about the Project are these:

- Potential degradation of surface water quality in nearby lakes as well as Caples Creek
- Potential degradation of wetlands adjacent to Caples Creek as the result of planned construction near those wetlands
- Potential degradation of groundwater quality and lowering of the ground water table
- Potential harm to vegetation in and around the Project area, both as a result of construction and as a result of increased use of nearby lands and facilities
- Potential degradation of wildlife habitat and resulting harm to or displacement of wildlife populations
- Potential overuse of existing hiking trails in the immediate area of the Project with resulting degradation of these trails, the adjacent vegetation and lands, and the trails' destinations. (In this regard, it is notable that a "public trailhead" is one component of the Project, but no information is provided as to where this trail goes, how it would be constructed, or the scope of permitted access. Without such information, it is difficult to comment further on potential problems posed by this aspect of the Project.)
- Potential increased traffic flow on nearby roads, and particularly on the access road from Highway 88 to the west end of Kirkwood Lake, where parking is provided for day users and cabin owners, and access is provided for the campground there. (In the past, the Forest Service has declined to permit additional parking spaces to be created in an effort to minimize overuse of Kirkwood Lake. The Project will likely exacerbate both the parking and the overuse problems.)
- Potential increase of noise, light, and air pollution
- Potential disturbance and/or destruction of historical and cultural artifacts during construction

Fire Risk Concerns

Forty new guest cabins are proposed as part of the Project. At this point it is not clear whether fire pits or cooking grills will be provided, or at least permitted, for these cabins. Fire is a grave concern in this area, and it is likely that at least some of the guests at the Project will not be familiar with appropriate fire prevention practices when using open fires. Protocols must be established to ensure that the Project will not create any increased fire risk.

Emergency Services Concerns

A steady inflow of guests to the Project, as well as the construction of a significant number of new buildings, will presumably place additional demands on available emergency services. This issue must be analyzed both for the benefit of the Project and for the benefit of visitors to, and residents of, the immediate area.

Aesthetic Concerns

The Applicant states that the character of the Project is consistent with the character of the Kirkwood Resort. While the Project is certainly aesthetically compatible with the mansions that are situated above the east side of Kirkwood Meadows, it is plainly not compatible with the historic Kirkwood Inn that it towers over or with the decades old rustic cabins at Kirkwood Lake (which, since 2010, have been listed on the National Register of Historic Places). Nor is it compatible in any way with Highway 88, which is characterized by stunning natural views for miles in either direction from the Project site. Construction of a highly visible hotel with paved parking lots immediately adjacent to the highway mars the natural beauty of the Project site and is inconsistent with the character of other development along Highway 88.

Conclusion

The 2002 EIR unequivocally states that the lakes, trails, and other recreational sites and facilities near the Kirkwood Resort were operating at or near capacity at that time. It cannot be plausibly argued that the situation has improved since then, yet the Project touts its plan to facilitate increased access to, and recreational opportunities at, those same sites and facilities. This is sad and shortsighted, to put it mildly. A comprehensive environmental analysis of the Project, including without limitation a Supplemental EIR, must be given high priority before the Project is allowed to proceed.

Thank you for your consideration of my concerns.

Sincerely,
Zoe Laidlaw



Public Comment

EDC COB <edc.cob@edcgov.us>

Public Hearing for Proposed Kirkwood Station Project

1 message

William Robinson <williambrobinson@me.com>

Sun, Feb 23, 2020 at 4:18 PM

To: edc.cob@edcgov.us

Cc: williambrobinson@me.com, karolrobinson@me.com

To the County of El Dorado Board of Supervisors:

We are the owners of Cabin 22 at Kirkwood Lake and are not able to attend the public hearing on Tuesday, February 25, 2020 regarding the proposed Kirkwood Station Project. Below are our initial comments, to be added to the record of the public hearing in lieu of our attendance.

The proposed project, as described in the notice of the public hearing, is significant, adding an estimated 227 visitors to the area during the summer.

We strongly feel that an environmental impact report must be done by an impartial agency and must be coordinated with the US Forest Service, with ample opportunity for review by the general public. Among the usual infrastructure issues, the EIR must assess the impact of the increased population of users on the following:

1. Greater risk of wildfires and minimal resources to suppress them, given that the proposed development is surrounded by heavily wooded public land that has no fire road access or fire hydrants.
2. Sensitive wild flora and fauna that could be affected by higher usage (by people and by increased numbers of domestic animals), including the wetlands in the proposed development area.
3. Water quality and overcrowding of Lake Kirkwood, given that Lake Kirkwood is not only significantly closer to the proposed development than any other public recreational area, but is the ONLY public recreational area within easy walking distance of the proposed development. I understand that the Forest Service determined years ago that visitor use of Lake Kirkwood was already at full capacity.

There are other potential issues, of course, but in our opinion, the above, at a minimum, must be addressed.

Thank you.

William Robinson

Karol Robinson

Cabin 22, Kirkwood Lake

(Listed on the National Registry of Historical Places)



Public Comment

EDC COB <edc.cob@edcgov.us>

Proposed expansion of Kirkwood Meadows

1 message

Linda Sherman <ljs Sherman13@gmail.com>

Sun, Feb 23, 2020 at 4:35 PM

To: edc.cob@edcgov.us

Dear Board of Supervisors,

The commercial development proposal by Kirkwood Meadows has recently come to my attention. This plan is being implemented without an Environmental Impact Study (EIS) being done. This is a crucial and necessary study before any and all development takes place in this highly fragile environment. Perhaps you are already aware that an EIS was already done about 20 years ago.

This EIS was completed in about 2002. The Specific Plan dedicated permanent easements covering the Meadow and the Open Space north of Hwy 88. There has not been another EIS completed since that time.

This study is imperative to determine the environment impact of this kind of development.

Lake Kirkwood usage is now at maximum capacity. The Forest Service has made this determination and has refused to increase the capacity of the campground at the west end of Lake Kirkwood. The environmental impact of the proposed development which includes a trail to the lake would affect the lake as well as the environmentally sensitive Caples Basin drastically.

How will the additional required water supply affect the water table? Kirkwood Meadows obtains their water from four underground locations. Additionally, the Lake Kirkwood water quality will be adversely affected by additional use of people and domestic animals. This environment cannot be sustained with additional use. It has already been determined that the water has been affected by the increased use of the lake and water demands. The Lake Kirkwood Association has done independent water studies for many years and they can be referenced.

This proposed development is also in an area of historical and cultural significance. It is proposed between two sites listed on the National Register of Historic Places. These two sites are the Kirkwood Trading Post and the Kirkwood Lake Tract of Historic Cabins. The development also lies on the historic Immigrant Trail, and alternate Pony Express Route. It is possible there are significant archaeological, and Native American sites on or near the development. A proper survey must be conducted to determine if this is the case. This should be coordinated with the State Historic Preservation Office and in compliance with the National Historic Preservation Act.

The impact of over 8,000 people a day in the winter and increased usage in the other three seasons cannot be ignored or simply justified as "recreational use." The increased usage by summer visitors has impacted all the lakes in the area with erosion, water pollution, garbage as well as the destruction of bird and other wildlife habitat.

The proposed development seems inappropriate considered the extremely fragile nature of this alpine meadow. Nothing should proceed without a thorough Environmental Impact Study.

Thank you,

Linda J. Sherman
240-888-0262



Public Comment

EDC COB <edc.cob@edcgov.us>

Opposition to Proposed Development on Highway 88 at Kirkwood Meadow

1 message

Cara Lieb <caralieb@sbcglobal.net>

Sun, Feb 23, 2020 at 5:06 PM

Reply-To: Cara Lieb <caralieb@sbcglobal.net>

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

To the El Dorado County Board:

I am writing to voice my opposition to the proposed development on Highway 88 at Kirkwood. This proposal is completely inappropriate for the location.

First and foremost, the environmental impact to Lake Kirkwood and the Caple Creek basin must be considered. Lake usage is at maximum impact already. The Forest Service limits parking and has decided against enlarging the campground on the lake because the lake is at capacity. The proposed development on the trail to the lake would render this limit meaningless. Excessive visitor use will negatively affect lake water quality as well as degrading flora and fauna in the area with the increase in domestic animals (horses and dogs) that the development will bring. Light pollution from additional buildings and cars would destroy community enjoyment of the dark nighttime sky environment. All of these factors indicate, at the very least, the necessity for an EIR specific to the impact upon Lake Kirkwood and the Caples Creek basin before any further action is taken.

Furthermore, the proposed development is in an area of historical and cultural significance. In fact, it is sandwiched between two sites listed on the National Register of Historic Places: The Kirkwood Trading Post and the Kirkwood Lake Tract of Historic Cabins. The development lies on the historic Immigrant Trail and alternate Pony Express Route. It is possible there are significant archaeological, and Native American sites on or near the development. It should be requested that a proper survey be conducted to determine if this is the case; coordinated with the State Historic Preservation Office and in compliance with the National Historic Preservation Act in addition to the above-mentioned EIR.

In short, I hope you will reject this proposal as being environmentally, culturally, and historically inappropriate for this area.

Thank you for your consideration,
Cara Lieb

Cara Lieb
831-915-3017



Public Comment

EDC COB <edc.cob@edcgov.us>

In Regards to Proposed Development at Kirkwood

1 message

Victoria Lank <victoria.lank@gmail.com>

Sun, Feb 23, 2020 at 5:40 PM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Board of Supervisors,

The commercial development proposal by Kirkwood Meadows has recently come to my attention. This plan is being implemented without an Environmental Impact Study (EIS) being done. This is a crucial and necessary study before any and all development takes place in this highly fragile environment. Perhaps you are already aware that an EIS was already done about 20 years ago.

The previous EIS was completed in 2002. The Specific Plan dedicated permanent easements covering the Meadow and the Open Space north of Hwy 88. There has not been another EIS completed since that time.

This study is imperative to determine the environment impact of this kind of development.

Lake Kirkwood usage is now at maximum capacity. The Forest Service has made this determination and has refused to increase the capacity of the campground at the west end of Lake Kirkwood. The environmental impact of the proposed development which includes a trail to the lake would affect the lake as well as the environmentally sensitive Caples Basin drastically.

How will the additional required water supply affect the water table? Kirkwood Meadows obtains their water from four underground locations. Additionally, the Lake Kirkwood water quality will be adversely affected by additional use of people and domestic animals. This environment cannot be sustained with additional use. It has already been determined that the water has been affected by the increased use of the lake and water demands. The Lake Kirkwood Association has done independent water studies for many years and they can be referenced.

This proposed development is also in an area of historical and cultural significance. It is proposed between two sites listed on the National Register of Historic Places. These two sites are the Kirkwood Trading Post and the Kirkwood Lake Tract of Historic Cabins. The development also lies on the historic Immigrant Trail, and alternate Pony Express Route. It is possible there are significant archaeological, and Native American sites on or near the development. A proper survey must be conducted to determine if this is the case. This should be coordinated with the State Historic Preservation Office and in compliance with the National Historic Preservation Act.

The impact of over 8,000 people a day in the winter and increased usage in the other three seasons cannot be ignored or simply justified as “recreational use.” The increased usage by summer visitors has impacted all the lakes in the area with erosion, water pollution, garbage as well as the destruction of bird and other wildlife habitat.

The proposed development seems inappropriate considered the extremely fragile nature of this alpine meadow. Nothing should proceed without a thorough Environmental Impact Study.

Thank you,

Victoria R. Lank
(240) 780-1911

--

Sent from Gmail Mobile



Public Comment

EDC COB <edc.cob@edcgov.us>

proposed Kirkwood Station development

1 message

Ken Sherman <dirtcooker@gmail.com>

Sun, Feb 23, 2020 at 8:09 PM

To: edc.cob@edcgov.us

Cc: eaberger@fs.fed.us, rhopson@fs.fed.us, rforster@amadorgov.org, faxe@amadorgov.org, BOneto@amadorgov.org, planning@amadorgov.org

Dear Board of Supervisors,

I own a summer cabin at Lake Kirkwood (50629 Kirkwood Lake Dr., Kirkwood CA 95646) and I am opposed to the development known as Kirkwood Station:

"The proposed development from Tallac Hospitality, called Kirkwood Station, would add a 65-room hotel with a restaurant, spa, event center, trailhead, 30 summer camping cabins and 10 year-round cabins, for a total overnight population of 227 people in the summer and 173 people in the winter, according to a notice from El Dorado County."

<https://www.taohedailytribune.com/news/proposed-development-at-kirkwood-includes-hotel-cabins-event-center/>

This plan is being implemented without an Environmental Impact Study (EIS) being done. This is a crucial and necessary study before any and all development takes place in this highly fragile environment. Perhaps you are already aware that an EIS was done about 20 years ago.

The previous EIS was completed in 2002. The Specific Plan dedicated permanent easements covering the Meadow and the Open Space north of Hwy 88. There has not been another EIS completed since that time.

This study is imperative to determine the environment impact of this kind of development.

Lake Kirkwood usage is already at maximum capacity. The Forest Service has made this determination and has refused to increase the capacity of the campground at the west end of Lake Kirkwood. The environmental impact of the proposed development which includes a trail to the lake would affect the lake as well as the environmentally sensitive Caples Basin drastically.

How will the additional required water supply affect the water table? Kirkwood Meadows obtains their water from four underground locations. Additionally,

the Lake Kirkwood water quality will be adversely affected by additional use of people and domestic animals. This environment cannot be sustained with additional use. It has already been determined that the water has been affected by the increased use of the lake and water demands. The Lake Kirkwood Association has done independent water studies for many years and they can be referenced.

This proposed development is also in an area of historical and cultural significance. It is proposed between two sites listed on the National Register of Historic Places. These two sites are the Kirkwood Trading Post and the Kirkwood Lake Tract of Historic Cabins. The development also lies on the historic Immigrant Trail, and alternate Pony Express Route. It is possible there are significant archaeological, and Native American sites on or near the development. A proper survey must be conducted to determine if this is the case. This should be coordinated with the State Historic Preservation Office and in compliance with the National Historic Preservation Act.

The impact of over 8,000 people a day in the winter and increased usage in the other three seasons cannot be ignored or simply justified as "recreational use." The increased usage by summer visitors has impacted all the lakes in the area with erosion, water pollution, garbage as well as the destruction of bird and other wildlife habitat.

The proposed development seems inappropriate considering the extremely fragile nature of this alpine meadow. Nothing should proceed without a thorough Environmental Impact Study.

Thank you,
Ken Sherman



Public Comment

EDC COB <edc.cob@edcgov.us>

Kirkwood Meadows Development - Public Hearing

1 message

Heather Hand <hjensenhand@gmail.com>

Sun, Feb 23, 2020 at 7:28 PM

To: edc.cob@edcgov.us, eaberger@fs.fed.us, rhopson@fs.fed.us, pcrew@amadorgov.org, rforster@amadorgov.org, jeffbrown@amadorgov.org, faxe@amadorgov.org, planning@amadorgov.org

To the Planning Commission,

In regards to the proposed Kirkwood Meadows development on highway 88, we oppose this hotel and cabin development based on the impact it would have on Kirkwood Lake and the Caples Creek basin. It should be noted as cabin owners on Kirkwood Lake, we were not notified of this public hearing.

A full comprehensive EIR must be done prior to any consideration of the development of a hotel and cabins to determine the impact on Kirkwood Lake and the Caples Creek basin.

In the late 80's, The Forest Service determined that Kirkwood Lake was at its carrying capacity. The Forest Service had considered expanding the campground, but due to being at capacity decided against it. The day-use parking was limited for this reason as an effort to limit use. The proposed hotel and cabin development with a trail to the lake would render this limit meaningless and exceed the capacity of the lake.

The water quality of Kirkwood Lake is continually monitored by the cabin owners, who test the water regularly. The impact of a large increase of guests (exceeding the current capacity) from the proposed development will affect the water quality with the trail head from this leading right to the lake.

The proposed cabins and hotel are in an area of historical and cultural significance. In fact, it will be located between two sites listed on the National Register of Historic Places: The Kirkwood Trading Post, and the Kirkwood Lake Tract of Historic Cabins. The development is situated to be on the historic Emigrant Trail, and alternate Pony Express Route. It is possible there are significant archaeological, and Native American sites on or near the development. A proper survey must be conducted to determine if this is the case; coordinated with the State Historic Preservation Office and in accordance with the National Historic Preservation Act,

We appreciate your consideration of our opposition to the proposed Kirkwood Meadow Development.

Thank you,

Mike Jensen, Kathy Jensen, Heather Hand

Kirkwood Lake Cabin Owners



Public Comments

EDC COB <edc.cob@edcgov.us>

RE: Pre-Application PA 19-0007 Kirkwood Station Project

1 message

Katie Quinn <kquinn209@gmail.com>

Sun, Feb 23, 2020 at 9:02 PM

To: edc.cob@edcgov.us

We understand that a plan is being presented for a large commercial development in the Caples Creek Basin. While this development will be next to a state highway where a small restaurant now exists, the size of the new plan could endanger sensitive wetlands, have a negative impact on surrounding water tables and drinking water quality, and bring hundreds of daily visitors to an area (nearby Kirkwood Lake) that is already at maximum visitor usage during the high season.

Before any project can go forward, the developer must be required to do a full EIR on the impacts of their development on the Caples Creek Basin. In addition, because there are several historically significant sites in the area, a complete survey must be completed in compliance with the State Historical Preservation Office and the National Historic Preservation Act.

Thank you for your consideration of this matter.

Katie Quinn and Ben Zeitman
10545 Ridgecrest Drive
Jackson, CA



Public Comment

EDC COB <edc.cob@edcgov.us>

RE: Proposed Kirkwood Mdw project (65 room hotel, etc.)

1 message

Bob Gaw <bob7869@charter.net>

Sun, Feb 23, 2020 at 10:21 PM

To: edc.cob@edcgov.us

I am a cabin owner on Lake Kirkwood, Cabin 2 and I am taxed on the property by Amador Co. I pay the USFS \$3200 a year for the lease of the land as all of the Kirkwood cabin owners d

It appears that the proposed above project is on a fast track for approval without the necessary studies and background. Due to the importance of the issues involved the approval should be slowed down so that a rational decision can be made with all the factors involved.

Some basic concerns:

Due to proximate county line of Amadors Co. and El Dorado Co.has there been discussion between the two regarding this project and the concerns of the Lake Kirkwood cabin owners as well as the general public.

What has the USFS involvement been as it has been documented that Kirkwood Lake is at or close to the capacity mark of visitors. It is a small lake due to the lack of inflow and outflow of the Lake. This is in light of the proposed 227 summer people since the trail to the Lake is about 1/4 mile from the project.

There are two historic designated areas by the United States Dept. of Interior within the project area. How will they be preserved by the project? Notable is the Lake Kirkwood Historic District which would be impacted by the increase of hotel and cabin guests whose knowledge about the historic district would be lacking.

In this era of environment concerns, a 65 room hotel and 40 cabins in the Sierra Range at the elevation of approximately 7800 ft. plus within a mile of so the historic Carson Pass at an elevation of 8652 ft, all within a historic scenic alpine area baffles the mind. Have there been recent EIR reports? Has there been documentation as to the possible lost of a Callif. historic area?



Public Comment

EDC COB <edc.cob@edcgov.us>

Re: File 20-0160/Pre-Application PA 19-0007/Kirkwood Station Project

1 message

Clark Miller <clarkamiller@sbcglobal.net>

Sun, Feb 23, 2020 at 11:59 PM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Cc: "Charles.Daffer@gmail.com" <Charles.Daffer@gmail.com>, "dario@deghetaldi.net" <dario@deghetaldi.net>, eaberger@fs.fed.us, "rhopson@fs.fed.us" <rhopson@fs.fed.us>, "pcrew@amadorgov.org" <pcrew@amadorgov.org>, "rforster@amadorgov.org" <rforster@amadorgov.org>, "jeffbrown@amadorgov.org" <jeffbrown@amadorgov.org>, "faxe@amadorgov.org" <faxe@amadorgov.org>, "BOneto@amadorgov.org" <BOneto@amadorgov.org>, "planning@amadorgov.org" <planning@amadorgov.org>

CLARK A. MILLER

Attorney at Law

215 West Alisal Street

Salinas, CA 93901

Telephone (831) 424-1764 Facsimile (831) 424-2144

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February 23, 2020

Via email to edc.cob@edcgov.us

Board of Supervisors
County of El Dorado
330 Fair Lane
Placerville, CA 95667

RE: Pre-Application PA 19-0007/Kirkwood Station Project
Submitted by Tallac Hospitality
Hearing date: February 24, 2020

Dear Ladies and Gentlemen:

I have been a Forest Service permittee and local tax-payer in the Kirkwood area for over 40 years. This has allowed me to experience the area of the above proposed development over many seasons, summer and winter.

I wish to register my strong opposition to the proposed project which is intended to add a sprawling 65-room resort hotel with restaurant, spa, event center, trail head and 40 cabins. I believe it most unwise to approve a commercial center of this magnitude at that particular high-Sierra location.

Highway 88 at that Location Cannot Adequately Handle the Increased Traffic Load, Especially in Winter Weather.

The proposed development site on Highway 88 near the T-intersection with Kirkwood Meadows Drive will undoubtedly create substantial traffic congestion—even approaching hazardous conditions, during the snowy winter season. This is because the two-lane highway

must already accommodate a sizeable traffic load—substantial traffic from the existing Kirkwood Ski area (accessing the highway from Kirkwood Meadows Drive), plus the customers of the popular Kirkwood Inn just a few yards to the east, plus the scores of customers of the Kirkwood Cross-Country Center just east of and adjacent to the Kirkwood Inn. All of this in addition to the existing east-west traffic on the all-season highway. At an altitude of 7600 feet winter traffic conditions are already frequently strained. Winter weather is often extreme—snow depth can exceed 8-10 feet and blizzards are common. Traffic is often controlled, if not closed, over the Carson Spur to the west (in the direction of Sacramento) and over Carson Pass to the east. Over the past forty years I have personally experienced difficult and even dangerous winter traffic conditions in that immediate area as hundreds of vehicles negotiate that intersection.

The Kirkwood Ski Area to the south along Kirkwood Meadows Drive already produces considerable traffic, but as parking lots are located far from Highway 88 the load on the highway itself is of a stream of cars entering at the T-intersection and then turning west or east. Relatively few cars are presently entering or leaving the highway itself as commercial development is now limited to the gas station, the Kirkwood Inn, and the Cross-Country ski center. A large resort placed actually on the north side of Highway 88, however, will direct its own traffic and pedestrian load directly on to the two-lane highway. The increased congestion will be considerable even during good weather, but will be hazardous and even dangerous during snowy or blizzard conditions.

The Assumptions of 227 People in the Summer and 173 in the Winter Are Questionable.

The application proposes 105 overnight units in the summer and 75 in winter. This would suggest an average of 2.16 persons per unit summer and 2.30 persons winter. Given that the resort is to have “a restaurant, spa, and event center,” these averages appear seem substantially understated. The resort as described would obviously attract customers who were not lodgers. To be viable as a resort the owners would have to attract considerably more customers than 227/173. These assumed figures appear designed to minimize the actual scope of the development.

(A glance at the map of the proposed resort project, showing the true scope of the development with its extensive road system with widely separated resort structures, does not remotely suggest usage would be limited to 277/173.)

An additional question is the assumption that the summer usage would be greater than in the winter months. This is simply untrue. The present summer usage of the Kirkwood Meadows valley could easily be described as “sleepy.” Hotel and private rentals are never close to capacity. In the winter, on the other hand, the Kirkwood Ski Area attracts thousands of visitors each weekend. To suggest that a resort hotel would have fewer guests in the winter borders on absurdity. (This assertion is so at odds with reality that I would strongly suggest a close review of whatever data is presented in support of it.) To what degree is the presently-proposed level of operation in the winter dependent on the 2.30 person average?

This Proposed Development Clearly Requires a Rigorous Environmental Impact Study.

The above considerations bear upon the project's overall environmental impact. I have already discussed the traffic load, but the development's impact will be much broader in effect. The sprawling project will require substantial grading and paving, utility installation, and construction of multiple structures in a fragile alpine environment. Has an adequate environmental review been conducted? Is it available for public comment? Is sufficient water available? Will thin alpine soils accommodate the anticipated sewage load? How many employees will there be? Where will they be accommodated? To what degree will this project rely upon the existing infrastructure of the Kirkwood Meadows valley (in Amador County), and how will it impact that already-overstrained infrastructure?

I urge the Board of Supervisors to reject this project, at least in its present state. Until the traffic and environmental effects of this large development are studied and presented for public review and comment this application appears premature.

Very truly yours,

CLARK A. MILLER



Public Comment

EDC COB <edc.cob@edcgov.us>

Proposed Lake Kirkwood Development

1 message

Alexandra Lank <alexandra.lank@gmail.com>

Mon, Feb 24, 2020 at 4:25 AM

To: edc.cob@edcgov.us

Dear Board of Supervisors,

The commercial development proposal by Kirkwood Meadows has recently come to my attention and been cause of concern. This plan is being implemented without an Environmental Impact Study (EIS) being done in a highly environmentally fragile area.

When the last EIS was completed in 2002, it dedicated permanent easements covering the Meadow and the Open Space north of Hwy 88. There has not been another EIS completed since that time.

This study is imperative to determine the environmental impact of the proposed development. The usage of the lake is at maximum capacity currently and any increases to usage would have severe environmental impacts, including decreasing the water quality, harming the local flora and fauna, increasing light pollution (decreasing our ability to see the stars from Kirkwood including the Milky Way), and increasing erosion among other effects which need to be properly assessed.

This proposed development is also in an area of historical and cultural significance. It is proposed between two sites listed on the National Register of Historic Places. These two sites are the Kirkwood Trading Post and the Kirkwood Lake Tract of Historic Cabins. The development also lies on the historic Immigrant Trail and alternate Pony Express Route. It is possible there are significant archaeological and Native American sites on or near the development. A proper survey must be conducted to determine if this is the case. This should be coordinated with the State Historic Preservation Office and in compliance with the National Historic Preservation Act.

The proposed development seems inappropriate considering the extremely fragile nature of this alpine meadow. Nothing should proceed without a thorough Environmental Impact Study.

Thank you,
Alexandra Lank
+1.512.939.4229



Public Comment

#34

EDC COB <edc.cob@edcgov.us>

Kirkwood

2 messages

michael gaw <michaeltgaw@mac.com>

Sun, Feb 23, 2020 at 6:21 PM

To: edc.cob@edcgov.us, eaberger@fs.fed.us, rhopson@fs.fed.us, pcrew@amadorgov.org, rforster@amadorgov.org, jeffbrown@amadorgov.org, faxe@amadorgov.org, BOneto@amadorgov.org, planning@amadorgov.org

I've been a long time High Sierra lover and supporter. I'm 63 years old. My parents met at Lake Kirkwood '48 (my Mom being a Girl Scout counselor and my Dad a summer handyman.. In-between university semesters). Every summer as I grew up and snow shoe trips in during winters, Lake Kirkwood has been our home. My brothers and I have always considered the Lake our "place," this is the home we all return to. We have roots in this area and have passed this down to multiple generations and this love has been embraced and celebrated by our extended family. We have hiked extensively, backpacked, and camped throughout the area. To say Lake Kirkwood and it's environs is special to us is an understatement, it is really a sacred place and close to our hearts. It is a place that has helped define us and our family for multiple generations. We are tax payers of Amador County.

We have a personal emotional stake in the outcome of the development, yes! However there is a public camp ground at the West end of the lake, it is always full. There are a lot of day trippers who come to the lake and that is regulated by the size of the parking lot. I've met so many of these people, they too treasure the serenity and cleanness of the environs. We all treasure the sacredness of Kirkwood Lake and they too will be affected, needless to say they are all vote.

To say we are aghast at the probable irreversible consequences of the proposal is an understatement. So surprised at the lack of transparency and the apparent accelerated project timing, it feels like a typical "bum's rush," to get something through and approved at breakneck speed and timing to avoid scrutiny. The potential environmental cost is unthinkable. There are a lot of questions in terms of who benefits from this speed? This too should be looked at, but of more urgency, is the environmental catastrophe that would result in such an apparently unthought out endeavor.

Kirkwood Lake, per the Forest Service " has reached its maximum usage", their words not mine. The Lake could be easily polluted from over use because it has no inlet or outlet. The Forest Service has established that fact. The proposed development was using the easy access to the Lake as a benefit. It is an easy 1/4 mile walk into the lake from the proposed development. The Lake is the closest and easiest Serria recreation to the proposal. The hit the lake would take from this overuse is would be tragic.

In addition; There are no bathrooms, there are no picnic tables, there are no roads, no trash system, no public infrastructure support on the West end of the Lake where the trail from the development would terminate.

There are I believe 11 listed endangered flora and fauna in the immediate area of the development. This MUST be carefully considered.

BOTTOM LINE: There must be a complete EIR of the proposed development that encompasses environmental and human impact. What is the economic justification ? The Tri-Tc commission needs to carefully review both he project and a comprehensive current EIR. The EIR needs to be current NOT 2 decades old and it MUST be comprehensive.

So much to consider:

I recall Kirkwood Meadows had huge issues with both water and sewer initially. The crux of the issue is water table and the delicate nature of a meadow and its flora and fauna. What are the proposed solutions to avoid any environmental issues? How is that being handled? Where does the power come from? How will you mask the noise from the generators? Part of beauty of the area is the silence... that needs to be protected. Is natural gas going to be used, what are the protections?

What are the solution/protections to the runoff issues that could have potentially significant impact on the sensitive environment?

Is the development thinking they can use the existing infrastructure? Can it handle it, especially considering it can barely handle what they have now... in both summer and winter?

How will the water table be affected? Will this affect the creek and the wildlife that depends on the creek? Will it affect the water source to Lake Kirkwood? The meadow is a sensitive wetlands for the Kirkwood basin and is critical to balance

of flora and fauna.

Light pollution: there is nothing more magical than seeing the Milky-way. I have fallen asleep hundreds and hundreds of times counting falling stars as have my kids, have dreaming of other galaxies. This proposed development jeopardizes this amazing phenomena. Enjoying the nighttime sky is an increasingly rare experience that should be shared with all. We need to preserve these sort of opportunities for the public, not take them away.

Is the development aware that the proposal is in an area of both historical and cultural significance? A proper survey needs to be done to determine and identify the Native American and archeological sites, this survey must be coordinated with the State Historic Preservation Office and be in compliance with the National Historic Preservation Act.

Vehicle traffic must be addressed.

Safety is an issue:

- 1) There is the Girl Scout Camp. The young ladies at this camp are spread out on the South side of the Lake and the trail that would lead to the lake leads right next to some of their camp sites. This is MOST concerning to me. The increased traffic exposes them to more potential harm.
- 2) Most of us do not lock our doors ever during the summer, the increased people traffic will expose the cabin owners to potential significant new issues.
- 3) There is NO fire department. This exponential influx with people who maybe not be outdoor savvy (hence staying in a hotel),.... "they may want to warm up after a swim and light a camp fire or...."?? This increased exposure is dangerous because there is no way to save the forest, help is too far away.
- 4) There are NO emergency services close at hand

To reiterate: A COMPREHENSIVE EIR needs to be done and it needs to be current. This is a beautiful part of the world and the goal is for everyone to experience it, but NOT trample and pollute it or worse profit off it, letting the ultimate cost be the destruction of the environment, water quality becomes dangerous.... the end result, the hotel will be empty during the summer and this was just a short term profit motive and a sales job we got suckered into. We ALL must protect the Lake and the Kirkwood environment, that is paramount!

Lastly I ask you to truly vett out these proposed developers, ask some questions: are they honest, have they done this before from ground up, can they protect the environment as they say...can they prove it, have they been environmental stewards for the other projects they have done, will they be environmental stewards on this project? If you say yes to them, then you trust them, so PLEASE make sure you really trust them, vett them thoroughly... developers don't have a good record typically and our Lake, your Lake is NOT replaceable.

michael
michaelgaw.com

1818-254-6253-cell
1818-764-5644-studio

michael gaw <michaelgaw@mac.com>

Mon, Feb 24, 2020 at 7:04 AM

To: edc.cob@edcgov.us, eaberger@fs.fed.us, rhopson@fs.fed.us, pcrew@amadorgov.org, rforster@amadorgov.org, jeffbrown@amadorgov.org, faxe@amadorgov.org, BOneto@amadorgov.org, planning@amadorgov.org

A last thought.... traffic on 88/89.

Not sure where the employees for the development are going to reside but for sure it needs to be a place they can afford. That thinking leads me to Nevada and the enormous amount of additional traffic that would be using the roads not just guests but the support personel as well. There is no infrastructure to support a large commuting employee base, plus I do not know if the roads can handle that volume.

A study needs to be made and consideration of where the affordable housing, including their commute, is for the support employees if this gets approved and what that impacts.

Thank you

michael gaw

[Quoted text hidden]

michael

michaelgaw.com

1818-254-6253-cell

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Public Comment

#34

EDC COB <edc.cob@edcgov.us>

Notice of Public Hearing to consider the Pre-Application PA 19-0007 Kirkwood Station Project

1 message

Lucy Hackett <lucyhackett24@gmail.com>
To: edc.cob@edcgov.us

Mon, Feb 24, 2020 at 7:49 AM

February 24, 2020

To: El Dorado County Board of Supervisors
Re: Proposed Kirkwood Station Project

This letter is to express opposition in concept and specifics to the development of a hotel complex on the north side of Hwy 88, due to the environmental impacts on Lake Kirkwood and the Caples Creek Basin. At a very minimum, nothing should be built in this area without an EIR specific to the impact upon Lake Kirkwood and the Caples Creek Basin:

- Lake Kirkwood usage is at maximum impact already. The Forest Service limits day-use parking as a way to limit use. The hotel with a trail to the lake would render this limit meaningless.
- Excessive visitor use will impact Kirkwood Lake water quality.
- Increased domestic animals – horses, dogs – will impact flora and fauna.
- Will the additional required water supply affect the water table? Kirkwood Meadows gets their water from four groundwater locations in the meadow ranging from 35 feet to nearly 400 feet in depth.
- Building on the meadow impacts environmentally valuable wetlands.
- The light produced from the proposed development would destroy the current dark night-time sky environment.
- The proposed development is in an area of historical and cultural significance. In fact, it is sandwiched between two sites listed on the National Register of Historic Places: The Kirkwood Trading Post and the Kirkwood Lake Tract of Historic Cabins. The development lies on the historic Immigrant Trail and alternate Pony Express Route. A proper survey must be conducted in compliance with the National Historic Preservation Act.
- Traffic impacts must be anticipated, and additional emergency service requirements must also be addressed.

John Haedrich and Lucinda Hackett
233 Circle Drive, Jackson CA 95642

#34



Public Comment

EDC COB <edc.cob@edcgov.us>

Notice of Public Hearing to consider the Pre-Application PA 19-0007 Kirkwood Station Project

1 message

Judy Tassey <jodybug@sbcglobal.net>
To: edc.cob@edcgov.us

Mon, Feb 24, 2020 at 8:04 AM

To whom it may concern,

I'm writing this letter because I am deeply concerned about this commercial development proposal near Kirkwood Lake. As a person who loves that beautiful lake and the surrounding area, I fear that the impact of such a project will create far more crowds, which will have a devastating effect on the lake water quality.

If this is approved, the environmental impact will effect the entire area. Please do not allow this development to be built.

Thank you your consideration in this very important matter.

Sent from my iPad

Public Comment

34



COREY, LUZAICH, DE GHETALDI & RIDDLE LLP
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(Of Counsel)

Hon. Edward W. Pliska
(1935-2006)

Xenophon Tragoutsis
(Ret.)

www.coreylaw.com

February 24, 2020

VIA FIRST CLASS MAIL & EMAIL (planning@ecicgov.us; edc.cob@edcgov.us)

Tiffany Schmid, Director
County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

Re: Pre-Application PA 19-0007/Kirkwood Station Project

Dear Director Schmid and Members of the Board of Supervisors:

Please accept the following comments on behalf of the Lake Kirkwood Association relating to the "Kirkwood Station Project" (PA 19-0007).

By way of introduction, Kirkwood Lake is located in Amador County in the Eldorado National Forest. Encircling a portion of the lake are a 12-unit Forest Service campground, 24 summer cabins, and a Girl Scout camp (150 POAT). The oldest cabin dates back to the 1920's. Most were built in the 1930's and 1940's. On December 11, 2009, the cabins were listed on the National Register of Historic Places.

The Lake Kirkwood Association was formed in the late 1930's and its members include the 24 cabins and Girl Scout Camp. The members of Association are committed to preserving the natural beauty and health of the lake and its surroundings, and are especially committed to preserving the pristine quality of the water in Kirkwood Lake.

You will be receiving correspondence from many members of the Association on critical issues raised by the proposed project and will hear comments from others at the February 28, 2020, Initiation Hearing for a Specific Plan Amendment. I will address the issue of water quality and the limits of the carrying capacity of Kirkwood lake.

Public Comment

#34

Tiffany Schmid, Director
February 24, 2020
Page 2

Recognizing the potential adverse impacts of the Kirkwood Meadows development as early as the 1970's, the Association has regularly tested the water quality of the lake, which thankfully remains excellent as many use the lake water for drinking. In the mid-1980's, the Association commissioned a study of the health of the lake by Dr. Charles R. Goldman and Dr. John E. Reuter of the University of California Davis, entitled "Preliminary Limnological Investigation of Lake Kirkwood, CA with Respect to Water Quality and Eutrophication." The study found that the lake was at its carrying capacity.

As shown by the following quotations, Dr. Goldman's and Dr. Reuter's conclusion is undisputed:

For example, the recreation analysis (section 4.12) concludes that the impact of growing numbers of Kirkwood residents and visitors using popular recreational sites and facilities in the area, particularly those within walking distance, would constitute a significant, unavoidable, adverse impact, as most such nearby sites and facilities are already operating at or near capacity. (*Kirkwood Recirculated Revised Final Environmental Impact Report*, Cirrus Ecological Solutions, LC, October 2002, Volume 1: EIR and Appendices, p. 4-131.)

Kirkwood Lake is already near or at its carrying capacity, and the increased use would be significant, especially if maximum summer occupancy were realized. (*Kirkwood Recirculated Revised Final Environmental Impact Report*, Cirrus Ecological Solutions, LC, October 2002, Volume 1: EIR and Appendices, p. 4-198.)

The impact of growing numbers of Kirkwood residents and visitors using popular recreational sites and facilities in the area, particularly those within walking distance, could constitute a significant, unavoidable, adverse impact, as most such nearby sites and facilities are already operating at or near capacity. (*Kirkwood Recirculated Revised Final Environmental Impact Report*, Cirrus Ecological Solutions, LC, October 2002, Volume 1: EIR and Appendices, p. 4-199.)

Also, increasing the population in close proximity to Kirkwood Lake could result in increased human disturbance impacts on the lake and its fishery. (*Kirkwood Recirculated Revised Final Environmental Impact Report*, Cirrus Ecological Solutions, LC, October 2002, Volume 1: EIR and Appendices, p. 5-26.)

No direct impacts to water quality from construction activities because all construction activities would be located outside of the drainage area that contains Kirkwood Lake. However, the increased population and visitor use in Kirkwood Valley could result in more recreational use at nearby Kirkwood Lake – this in turn could increase sedimentation into the lake and reduce the clarity of the lake (i.e., greater turbidity of the water in the lake. The small size and shallow depth of

Public Comment

#34

Tiffany Schmid, Director
February 24, 2020
Page 3

Kirkwood Lake make the lake vulnerable to changes in water quality. (*Final Environmental Impact Statement for Kirkwood Mountain Resort*, USFS, Nov. 2007, p. 3-149.)

The project's addition of facilities for 227 overnight residents and guests during the summer could lead to doubling the number of persons using Kirkwood Lake thereby greatly exceeding its carrying capacity. This would inevitably lead, as the 2002 EIR found, to "a significant, unavoidable, adverse impact."

In the past, Tri-TAC and the Forest Service have implemented measures designed to mitigate the potential over-use of Kirkwood Lake by removing trail signs, banning horses and snowmobiles from the lake basin, limiting available parking spaces for day users, and deleting references to the lake from advertisements for the resort. Now the Board is inexplicably presented with a plan that is deliberately designed to promote overuse of Kirkwood Lake:

Camping Cabins will offer a first of it's [sic] kind experience in the Tahoe region and allow the property with accommodate [sic] more visitors during summer months in an effort to increase summer recreation at Kirkwood and nearby lakes. (*Kirkwood Station Conceptual Review File No. Pre-Application PA19-0007*, County of El Dorado Building and Planning Department, January 17, 2020, p. 16 of 36.)

The proposal is not consistent with the goals and objectives of the General Plan including "Protection and conservation of existing communities" and does not "recognize[] the constraints of the land and the limited availability of infrastructure and public services." The Lake Kirkwood Association strongly urges the El Dorado County Board of Supervisors, the Amador County Board of Supervisors, the Alpine County Board of Supervisors, the Forest Service, and the Tri-TAC to disapprove the proposed project.

Very truly yours,

Dario de Ghetaldi

DEG/drj

cc: Liz Berger, Forest Supervisor (Acting), Eldorado National Forest
Rick Hopson, District Ranger, Amador Ranger District, Eldorado National Forest
Patrick Crew, Supervisor, Amador County, District 1
Richard Forster, Supervisor, Amador County, District 2
Jeff Brown, Supervisor, Amador County, District 3
Frank Axe, Supervisor, Amador County, District 4
Brian Oneto, Supervisor, Amador County, District 5
El Dorado County Board of Supervisors
Alpine County Board of Supervisors



EDC COB <edc.cob@edcgov.us>

Proposed Development in Kirkwood Meadows

1 message

Lena Kouyoumdjian <lena.christine.k@gmail.com>
To: edc.cob@edcgov.us

Mon, Feb 24, 2020 at 9:04 AM

To whom it may concern,

As a frequent visitor to Lake Kirkwood (I have been every summer for the past 30 years) I am extremely concerned about the new development proposed for the North side of Highway 88.

The lake and its surrounding area are a delicate eco-system, which cannot handle more than amount of use they currently get. To add infrastructure, and a revolving cycle of 300+ hotel guests, would result in the total destruction of the lake and its surrounding areas. Flora and fauna in and around the lake will be irreparably disrupted, the invaluable wetlands in the meadow will be destroyed, and the light pollution would eradicate the night sky for everyone in the basin.

Additionally, the proposed development would be in an area of historic cultural significance, and it would be a shame to develop over a piece of history. Plus, given its location, it seems wildly in-advised to move forward without conducting a thorough survey through the proper channels to make sure there is not archaeological significance, particularly for Native American relics.

The reason people come to the area is to appreciate nature and history, but by irresponsibly developing the area, we would be eliminating the draw to the area in the first place. There are other areas that can be developed. Let's not allow something to move forward that would have such wildly harmful ramifications.

Thank you,
Lena Kouyoumdjian

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LENA KOUYOUMDJIAN // 510.508.5941



TWO SENTINELS GIRL SCOUT CAMP

P.O. Box 20906 Pleasanton, CA 94588 • twosentinels@gmail.com • (925) 289-9469

February 20, 2020

Board of Supervisors and Planning Department
County of El Dorado
330 Fair Lane
Placerville, CA 95667

To the County of El Dorado Board of Supervisors and Planning Department,

This letter is to share our concerns with Tallac Hospitality's Pre-Application PA 19-0007/Kirkwood Station Project and proposed development of the property adjacent to Two Sentinels Girl Scout Camp in Kirkwood, CA. Two Sentinels Girl Scout Camp is a volunteer-run camp that has been in operation since 1936. It occupies nine acres of Forest Service land and is accredited by the American Camping Association. Our property is not accessible by any roads and we run core services that require electricity from a generator. Our graduated backpacking program is the cornerstone of our camp program. We also offer activities such as archery, canoeing, swimming, crafts, hiking, and much more.

We have worked well with our neighbors, both on the lake and in Kirkwood, to offer amazing experiences to girls from many parts of California. In reviewing the proposed project, we have the following concerns that will affect our operations if the project proceeds as it is proposed:

1. **Waterline** - Our current water meter location is on the proposed project property. This is also the location where we hook into Kirkwood Public Utility District's water line. The current ownership of the line in that location is unclear. There is a discussion between Kirkwood Meadows Public Utility District and Vail as to who is responsible for the maintenance of this water line. The current two inch line lacks the ability to provide full pressure to our meter and the Kirkwood Inn. The line needs to be substantially upgraded for the proposed project. It is unclear who will be responsible for this, but we look forward to this work being done, seeing as it directly affects our camp. We would like our 80 to 100 psi water pressure to be returned to our meter location ASAP. We also have an easement for our service line that runs from the meter over the hill into our camp. This would also be affected.

2. **Phone line** - Our phone line, which serves our camp, some of the cabin owners, and the pay phone near the Kirkwood Campground, runs in a similar location to our water line from Highway 88 into camp.



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- 3. Access from Camp to Highway 88** - Our current Emergency Evacuation route, including Forest Fire Safety route, includes using the corral trail that runs from our camp to Highway 88. This is part of the proposed project property, so we would need to work out an agreement for access.
- 4. Camp Security** - We have concerns about where trails will be created and whether they will offer easier access into camp or more frequent visits through camp.
- 5. Bus Drop-Off Location** - Currently, our buses turn around at the Kirkwood Inn and return to park in a pull-out/parking area north of Highway 88 just beyond the entrance to Kirkwood. Campers and luggage are dropped off here. Campers hike into camp and luggage is put on trucks and driven to the end of the lake, where it is transferred to boats and rowed across the lake. This new construction could affect our ability to use this location as buses cannot come down the road to the end of the lake. This location is the closest point to camp from the highway and is safest for dropping off campers.
- 6. Food Delivery** - Sysco and Amador Dairy currently meet us in the parking lot at the Kirkwood Inn to unload food from their trucks, into our trucks, for delivery to the end of Kirkwood Lake. At this point, food is loaded into boats and can be rowed across the lake. We would potentially need another location that is agreeable to both delivery companies and us should the project proceed as planned.
- 7. Dumpster Location** - Our dumpster is currently located on land just north of the entrance to Kirkwood. This would potentially need a new location.
- 8. Staff Parking Location** - Vail/Kirkwood graciously allows us to park staff cars at the end of the parking lot opposite the Kirkwood Inn. Under the proposed plan, this area could be compromised.

Thank you for your consideration. We look forward to working with you to resolve these concerns should the project move forward.

Danielle Miller, Erin Magill, Leslie Henry, Megan Gerdts, Chelcee FitzGerald, Christine Miller, Hayley Scott, Kristen Ivani, and Deb Heinzmann
Two Sentinels Directors and Site Director

cc: Justin Watzka, Tallac Hospitality