



Public Comment

EDC COB <edc.cob@edcgov.us>

Kirkwood Station Proposal Concerns

1 message

Roy Dornbrook <dornbrookroy@gmail.com>

Mon, Feb 24, 2020 at 7:59 PM

To: edc.cob@edcgov.us

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Dear Board of Supervisors,

Today, I am writing to you in regards to the "Kirkwood Station" development proposal brought forth by Kirkwood Meadows. I was born and raised in the town of Kirkwood, and my family has lived there for the past 40 years. Additionally, I am also a cabinowner at Lake Kirkwood and a member of the Lake Kirkwood Association. As such, I know and love this area very well and want nothing but for this area to continue to thrive and remain a pristine wilderness experience for all who visit. However, this new development proposal concerns me as both a former resident of the area and a current cabinowner.

The proximity of the land plot in the development proposal to both National Forest land and multiple sites on the National Register of Historic Places, including the Kirkwood Trading Post and the Kirkwood Lake Tract of Historic Cabins concerns me greatly. The development plot also lies on the Immigrant Trail and alternate Pony Express Route. Because of this, it is possible that there are significant archaeological sites on or near the development site. A proper survey should be conducted in coordination with the State Historic Preservation Office and in compliance with the National Historic Preservation Act.

Such a development would also likely require a major expansion of utilities capacity, as utilities access to the North of Highway 88 in this sector is fairly limited at this time. New utility lines would likely need to be run under Highway 88 to the development plot from the town of Kirkwood, a major undertaking in its own right. With such a small community as Kirkwood, such an increase in utilities demand as a major hotel and cabin complex could potentially necessitate a major overhaul of utilities infrastructure in the town. These hidden costs of this development proposal to the public should be seriously evaluated and taken into consideration.

As a member of the Lake Kirkwood Association, my biggest concern with this proposal is the close proximity of the development to Lake Kirkwood and the Caples Creek Basin and the serious environmental impact that this proposed development would have on the surrounding area. As dedicated environmental stewards, we in the Lake Kirkwood Association have worked hard to maintain the lake and minimize our own impact on the lake and surrounding areas. This includes our continual monitoring and assessment of the water quality of the lake. Both Lake Kirkwood and Caples Creek serve as part of a crucial watershed, draining into the American River. The Forest Service has itself held off on expanding the Lake Kirkwood campground for fear of the detrimental effects on the lake and surrounding areas that additional visitor traffic to the lake could cause, particularly in terms of the water quality. If adding additional campgrounds represents a risk to the water quality of the lake in the eyes of the federal government, I can assure you that a massive permanent development such as a hotel and cabin complex constitutes a massive risk. The potential increase in foot traffic to the lake of nearly 300 hotel guests per day also threatens the wildlife, as this would represent a major increase in vegetative disruption, noise pollution, and light pollution. I personally have had encounters with bears, egrets, owls, eagles, hawks, ducks, deer, and countless other wildlife species in the area surrounding Lake Kirkwood and the Caples Creek Basin. Part of what has allowed these species to thrive in the area is the limit on human visitation of the area, and the respect that we the

stewards of the land give in protecting it. An EIR of the surrounding areas, including Lake Kirkwood and the Caples Creek Basin, should be conducted before this proposal be considered any further.

I firmly believe that this Kirkwood Station development proposal would have seriously detrimental impacts on the natural and historical heritage of the surrounding areas. I also worry about the effects on the already heavily stressed utilities infrastructure of the town. The proposed developer, Tallac Hospitality, appears to only have experience in hotel renovation, not construction. They also do not appear to have any previous experience with high-impact environmental development or development on or near historic sites. A previous development proposal for this very plot of land north of Highway 88 was blocked in 2000 after an EIR report deemed it would have a negative impact on the surrounding wilderness. This should be an important precedent to consider in your decision, and I ask that you please consider conducting an EIR as well as a proper historical survey before considering this proposed development any further. Thank you for your time, and I appreciate your consideration.

Yours Truly,
Roy Dornbrook



Public Comment

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

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

1 message

Daffer, Charles <charles.daffer@atos.net>

Mon, Feb 24, 2020 at 5:56 PM

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I am writing to outline my concerns over item 24, 20-0160, **Proposed Commercial Kirkwood Development, Conceptual Plan** and express opposition on behalf of the Lake Kirkwood Association (LKA)

I have been part of the Kirkwood Lake community starting in the early 1960's and my family became a cabin owner #12 in 1974 and I am currently the President of the LKA. 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.

I wanted to take the opportunity on behalf of the LKA members to reinforce a number of opposition positions to the proposed project that have been communicated in various versions over the past several days and will be presented in the initial public review on February 25th in Placerville

1. The developer appears to lean heavily on previously established Kirkwood Meadows General plans developed in 1988 and updated in 2003 with an accompanying EIR released in 2000 with sufficient findings to support the majority of the environmental concerns that exist today nearly 20 years later. A supplemental EIR must be undertaken and released for public review and debate as it relates to this specific development proposal which is far more extensive with environmental impact than any previous development options outlined in the general plans
2. Plainly, recreational use of lakes and lands near the Project has steadily increased during the 20 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. 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 going back to the 1960's has primarily been 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 with easy access to Kirkwood Lake. This could easily double or triple the current day users on a Lake that has already been identified to be close or at maximum usage.
3. Additional areas of concern to be addressed with a SEIR
 - 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.)
 - Environmental impact on the surrounding areas to connect a development on the North Side of 88 to the utility infrastructure located at the far end of meadow within the Kirkwood Meadows Development
4. 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 which is designated by Caltrans as a State Scenic Highway System from the Dew Drop ranger station to the Nevada state line, meaning that it is a substantial section of highway passing through a "memorable landscape" with no "visual intrusions", where the potential designation has gained popular favor with the community. The Carson Pass Highway is also designated as a National Forest Scenic Byway.

In conclusion, 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."

Charles Daffer

President Lake Kirkwood Association (LKA)

Kirkwood Lake Cabin 12



Public Comment

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

1 message

Don Mitchell <vinylman@volcano.net>
Reply-To: Don Mitchell <vinylman@volcano.net>
To: edc.cob@edcgov.us

Mon, Feb 24, 2020 at 5:19 PM

As we have been fortunate enough to have visited Lake Kirkwood and stayed there, it has come to our attention that a major development is being proposed. This serene and tranquil area will not lend itself kindly to this intrusion. A thorough EIR is mandated (as it should be) and the preservation of the surrounding area and water quality is paramount to this area. Sitting on the porch of a cabin and looking at the night sky and seeing the multitudes of galaxies is something most people will never have the opportunity to enjoy unless areas such as Lake Kirkwood remain undeveloped. Small things such as star-gazing are a few of the remaining pleasures that are free to the world's people. Not every inch of California needs to be paved over and developed in the name of profits.

Lake Kirkwood is doing just fine without the "help/additon" of construction. Don and Alana Mitchell West Point, CA.