

Sierra Club Lake Group

15995 Lucy Circle Lower Lake, CA 95457

April 1, 2008

Brian Horn, Assistant Planner
Community Development Department
Planning Division
255 N. Forbes Street
Lakeport, CA 95453

RE: Konocti Meadows, SD 08-01

Dear Mr. Horn:

Thank you for offering the Lake Group an opportunity to comment on this proposed subdivision. Since it is consistent with existing zoning, within the Kelseyville Community Growth Boundary, and will be serviced by public sewer and water, our primary concerns are limited to potential adverse impacts upon Cole Creek.

Although the intention seems to be to reserve much of the lands immediately adjacent to the creek as common areas, several lots (Lots 1-13, Lot 18, Lot 56) appear to include substantial portions of seasonal wetlands either on the banks of the creek or adjacent to a tributary seasonal or ephemeral stream. Lot 7 in particular appears to consist of wetland in its entirety, and access to Lot 56 appears to require crossing Cole Creek. We would recommend that lot lines be redrawn to incorporate larger portions of these sensitive wetlands into the segments reserved in common, with a strong recommendation that Lot 7 and Lot 56 be eliminated entirely. At the very least, building envelopes should be specified on the problematic parcels, carefully sited to keep construction away from fragile habitat.

No mechanism for preservation of the common areas is mentioned in this application, but presumably CC & Rs will be provided. Again, we recommend that these be drafted with particular attention to the wildlife habitat value of riparian areas, and to the necessity for preventing degradation of waterways by erosion, chemical runoff, or other adverse impacts.

The street layout also concerns us from the perspective of safety, since only one point of egress – at the intersection of Wilkerson Rd and Lillian Dr – appears to be provided. Although Brayden Lane is, technically speaking, the only street in the subdivision to require an explicit deviation from the normal 1000-foot length limit, practically speaking many if not most of its eventual inhabitants will be situated at a greater distance from any way out in case of catastrophe such as wildfire. We recommend that the applicant be required to provide at least one alternative exit, preferably routed through the cul de sac at the southeast corner of the property.

Additional concerns and recommendations would depend on the information contained in the geotechnical, biological, and archaeological reports: if cultural resources, sensitive

species, or woodland habitat exists on the site appropriate protective measures must be provided before approvals are contemplated.

Provided that appropriate conditions to mitigate potential environmental damage are provided, we could potentially support a negative declaration on this project. Please let us know when public hearings are scheduled or other opportunities for further comment arise.

Yours sincerely,

A handwritten signature in black ink that reads "Victoria Brandon". The signature is written in a cursive, flowing style.

Victoria Brandon

Chair, Sierra Club Lake Group