

Linda Ann Kuller

From: Sorrel <sorrel@seventhstone.net>
Sent: Sunday, September 30, 2018 12:30 PM
To: Lopez Village Subarea Planning Comments
Subject: Lopez Village Plan

Hi there,

I have been looking over the Lopez Village Plan, which seems very comprehensive and well thought out. My only comment (not surprisingly since it is next door :) are the lots directly east of the Innisfree Land Trust on Milagra Lane. On the initial plan there are 3 lots shown with single dwelling capacity. On the proposed LVR dwelling capacity there are 4 lots shown with a proposed 2-10 dwelling capacity.

I want to point out that the land directly east of Innisfree Land Trust, which also contains the Milagra Well System, is a watershed and (undesignated) seasonal wetlands area. I have contacted the county about this in the past, due to concerns about drainage on the Lopez Community Land Trust owned property (Innisfree) which is directly downslope from this wetlands area. In the winter, these parcels are literally under water. The flora consists primarily of willow, alder and other wetland type plants. I had to install a curtain drain to semi-divert runoff, but my (and all neighbor's downhill) crawl spaces still fill with water during the winter months, as do the neighbor's directly north of us.

I strongly encourage sending a wetlands specialist to this area during the rainy season before proposing an increase in potential dwelling units. It's inconceivable to imagine this area developed in the manner proposed as it would mean a massive filling in of natural wetlands and diversion of runoff, directly adjacent to two (and potentially three) class A wells; Milagra Water System. Even one or two dwellings would severely impact drainage. The only place for runoff to go is directly through the Innisfree Land Trust, which affects 8 households.

Thank you for looking into this as you move forward with the LVP.

Sincerely,

Sorrel North