

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, December 5, 2008
10:00 A.M.

KMPUD COMMUNITY SERVICES BUILDING, LOOP ROAD, KIRKWOOD, CA

For further information on any of the agenda items, contact El Dorado County Planning Services at (530)621-5355.

Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 5496.5 of the Government Code.

- A. Correspondence:
 - 1. Letter from Al Graf to Michael Bacca, CDF, received by Alpine County on Nov. 12, 2008
 - B. Minutes: November 7, 2008
 - C. Public matters, information items and persons wishing to address the Committee regarding non-agenda items.
 - D. Mitigation Monitoring Update
 - E. Public Hearing Items:
- ITEM 1: Review and Possible Approval of Landscape Plan as required by the Palisades VI Tentative Map Condition of Approval # 33.
Applicant: Kirkwood Mountain Resort
- ITEM 2: Review of the Employee Housing Ordinance and interpretation of Section 3.A regarding its applicability to how pre-existing employee units (including, but not limited to the use of existing employee housing in Red Cliffs Lodge) can be utilized for new (post specific plan adoption) construction requirements.
- ITEM 3: Employee Housing Deed Restriction Transfer Request, Meadowstone #212 to Renwick #C-22
Applicant: Kirkwood Mountain Resort

RECEIVED

NOV 12 2008

ALPINE COUNTY
DEPT. OF PUBLIC WORKS

Michael J. Bacca
Forester II, Forest Practice Manager
California Department of Forestry and Fire Protection
1234 East Shaw Avenue
Fresno, CA 93710-7899

Dear Mr. Bacca,

I am writing in response to your recent notice (attached) of the plan by Kirkwood Mountain Resort to log certain parcels on the east side of the Kirkwood Valley in the vicinity of the Red Cliffs. I am the owner of a single-family residence at 115 Glove Rock Road, which is within 300 feet of the proposed logging area shown on the project map as "Red Cliffs Parking". The logging of the mature California Red Firs on this project plot will negatively impact the value of my property.

I object to the plan to log the project noted on the map as "Red Cliffs Parking". The reasons for my objections are as follows:

1. This project proposes to log one of the few remaining contiguous stands of California Red Fir on the east side of the central community core.
2. This stand of trees screens the Red Cliffs Trail, which is on Eldorado National Forest land, from the main Kirkwood Mountain Resort east side parking area. Removal of this stand will have a detrimental effect on the view from this trail and will negatively impact the recreational value of the trail.
3. Removal of this stand will negatively affect erosion of the sandy soil of the Red Cliffs area during the spring runoff season. The Red Cliffs area is already much less vegetated than the west side of the valley. Removal of these trees will reduce the vegetative cover further.
4. Replacing this stand of trees with an impervious parking lot will fail to absorb run off from above, which is considerable in the spring season.
5. Increasing the parking in the Red Cliffs area will aggravate the traffic congestion in the village core on busy winter days. It was my understanding that Kirkwood Mountain Resort was going to plan for parking expansion that would not force parking users to pass all the way through the village core to park their vehicles. I endorse the Resort's prior plan to rely on a more environmentally benign valley shuttle service to avoid forcing more parking and traffic into the village core and the east valley.
6. In keeping with 5 above, and what I believed was the goal of Kirkwood Mountain Resort, to not create more congestion in the village core and to rely on the valley shuttle service, I would prefer to see the Resort add to the parking in the main parking area at Timber Creek and on the north side of Highway 88 before expanding parking below the Red Cliffs that would require removal of so many mature California Red Firs.

Parking additions to the existing Timber Creek parking area and on the north side of Highway 88 would easily be served by the existing valley shuttle service and would keep the village core from experiencing even more congestion on busy winter days.

Building projects already under construction, such as the first Expedition Lodge and the future development of East Village Residences, will already be adding more vehicle traffic to the village core. It would be more prudent to place new parking in the Timber Creek area and across Highway 88 rather than to add more traffic congestion to the village core by building the Red Cliffs parking area on existing forested land, which is in short supply in the Red Cliffs area.

Please let me know if there are other California Department of Forestry officials or U.S. Forest Service officials to whom I should direct my comments.

Thank you,
Al Graf 
115 Glove Rock Road
Kirkwood, CA
209-258-8581

and
20801 Verde Moor Court
Saratoga, CA 95070
408-867-1668
grafextra@comcast.net

cc. David Likins, Kirkwood Mountain Resort
Michael Richter, Kirkwood Mountain Resort

Ramiro Villalvazo, Forest Supervisor
Eldorado National Forest
100 Forni Road
Placerville, CA 95667

✓ Brian Peters, Planning Director
Environmental Coordinator
Alpine County Planning Department
17300 State Route 89, Markleeville, CA 96120



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

1234 East Shaw Avenue
FRESNO, CA 93710-7899
(559) 243-4100
Website: www.fire.ca.gov



Dear Landowner:

The attached Notice of Intent or Notice of Preparation to Harvest Timber is required by regulations to be sent to all landowners within 300 feet of a proposed timber harvesting operation. The document that addresses the timber harvesting operation is either a Timber Harvesting Plan (THP) or a Non Industrial Timber Management Plan (NTMP). As a neighbor of the proposed operations, there are several things we want you to know about the regulations of commercial timber harvesting in California.

The commercial harvest of forest products is regulated by the Forest Practice Act and the rules adopted by the Board of Forestry. The Act and the rules of the Board are designed to assure continuous growth and harvest of commercial forest trees while protecting soil, air, fish, wildlife, and water resources. These detailed regulations are enforced by the California Department of Forestry and Fire Protection (CDF) and deal specifically with logging practices and related activities, including erosion control, road location and construction, watercourse and lake protection and hazard reduction, fire protection and reforestation.

The rules were designed to protect the environment. Comments and concerns of various agencies and interested parties were considered by the Board of Forestry during the rule adoption process. California is widely recognized as having the most stringent and comprehensive forest practice rules in the nation. Information about the rules may be obtained from CDF. You can review the internet site at www.fire.ca.gov.

The plan is reviewed in detail by a review team made up of representatives from CDF, Department of Fish and Game, California Geological Survey, and Department of Regional Water Quality Control Board. Other participants may include representatives from Department of Parks and Recreation, Coastal Commission, and other agencies when appropriate. CDF may request input from geologists, archaeologists, hydrologists or other experts when needed. Comments from the public are also given careful consideration during the review period.

After a field evaluation of the proposed plan, if the review team determines that one is necessary, the team recommends approval, denial or approval with additional constraints of mitigation measures. Final determination on a plan rests with CDF. Once a THP or NTMP has been approved, it becomes an enforceable document that together with the Forest Practice Act, and rules of the Board, governs the conduct of the harvest operation. CDF foresters inspect the area during and upon completion to assure compliance with all requirements.

The rules were not designed to cover matters of a civil nature or to prevent violations of other rules, regulations or statutes. For example, CDF cannot be responsible to verify ownerships or guarantee the accuracy of property lines. Additionally, the Forest Practice Rules do not contain provisions to protect personal property from damage by timber operations. The timberland owner(s), timber owner(s), timber operator or other responsible persons are obviously required to give proper legal attention to these matters and protections are provided through other laws.

The attached Notice of Intent lists the people to contact if you have questions or comments on the timber harvesting operations proposed in your area.

Sincerely,

Michael J. Bacca, RPF #2236
Forester II, Forest Practice Manager

Enclosure

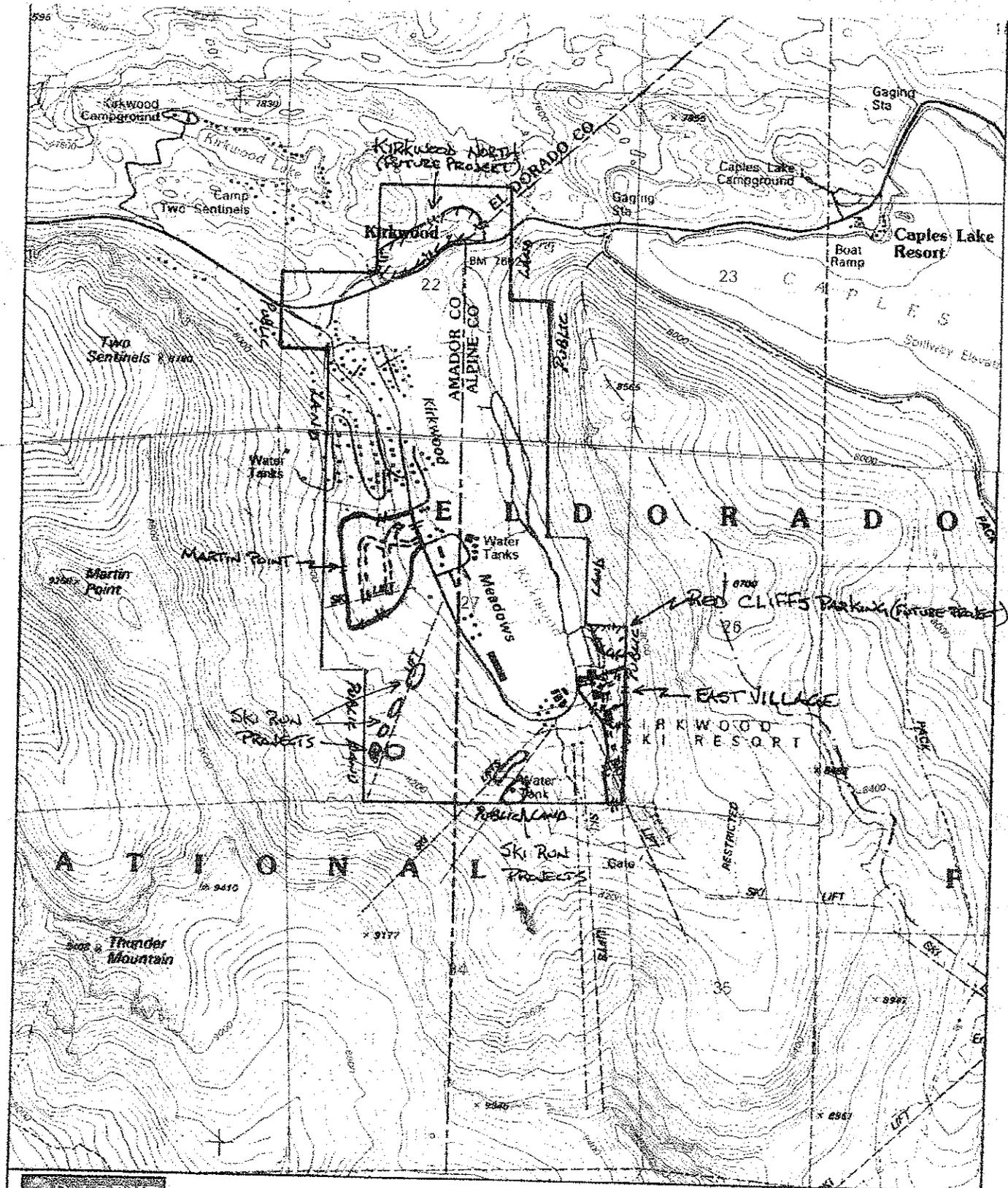
CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

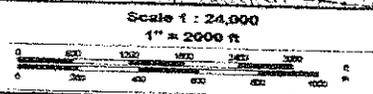
4-08-26/AMA

Kirkwood Mtn Resort Timber Harvesting Plan

Township 10 North, Range 17 East, Section 27, MDB&M
Caples Lake 7.5' Quadrangle
Amador & Alpine Counties



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www.delorme.com



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028506512402

4-08-26/AMA-

NOTICE OF INTENT TO HARVEST TIMBER

A Timber Harvesting Plan or an amendment to an existing plan that may be of interest to you has been submitted to the California Department of Forestry & Fire Protection. The Department will be reviewing the proposed timber operation for compliance with various laws and rules. This review requires the addressing of any concerns you may have with what is being proposed. The following briefly describes the proposed timber operation and where and how to get more information.

The review times given to the Department to review the proposed timber operation are variable in length, but limited. To ensure the Department receives your comments please read the following:

The earliest possible date the Department may approve the plan or amendment is: Nov. 19, 2008

NOTE: THIS DATE IS PROBABLY NOT THE ACTUAL APPROVAL DATE AND CLOSE OF PUBLIC COMMENT. Normally, a much longer period of time is available for preparation of comments. Please check with the Department, prior to the above listed date, to determine the actual date that the public comment period closes.

The plan or amendment was submitted to the Department on: Nov. 4, 2008

Questions about the proposed timber operation or laws and rules governing timber operations should be directed to:

California Department of Forestry & Fire Protection
Forest Practice Program
1234 East Shaw Avenue
Fresno, CA 93710
(559) 222-3714
FresnoPublicComment@fire.ca.gov

The public may review the plan or amendment at the above Department office or purchase a copy of the plan or amendment. The cost to obtain a copy is 10 cents for each page, \$2.50 minimum per request. (To be completed by the Department upon receipt. The cost to obtain a copy of the plan or amendment is: 46.00)

Information about the plan or amendment follows:

1. Timberland Owner where the timber operation is to occur: Kirkwood Mountain Resort, LLC
 2. Registered Professional Forester who prepared the plan or amendment: Steve Q. Cannon, RPF #2316
 3. Name of individual who submitted the plan or amendment: Michael Richter, Kirkwood Mountain Resort, LLC
 4. Location of the proposed timber operation (county, legal description, approximate direction & approximate distance of the timber operation from the nearest community or well-known landmark): Amador and Alpine Counties, Township 10 North, Range 17 East, Section 27, MDB&M, in the Kirkwood Creek valley, in multiple locations ranging from approximately 0.75 mile to 1.5 mile from the intersection of State Highway 88 and Kirkwood Meadows Drive.
 5. The name of and distance from the nearest perennial stream and major watercourse flowing through or downstream from the timber operation: Kirkwood Creek flows through a portion of the THP area and is from 1200 to 2800 feet from other portions of the THP area.
 6. Acres proposed to be harvested: 14 acres
 7. The regeneration methods and/or intermediate treatments to be used: Conversion of Timberland = 9 acres, Selection = 5 acres
 8. Is there a known overhead power line, except lines from transformers to service panels, within the plan area? Yes No
- A map is attached to help in locating where the proposed timber operation is to occur.

FOR DEPARTMENT USE ONLY

TIMBER HARVESTING PLAN NO. 4-08-26/AMA-2 DATE OF RECEIPT 11/4/08

January 13, 2004 (South)

RECEIVED

RECEIVED

NOV 04 2008
RESUBMITTED

SEP 10 2008

SOUTHERN REGION HEADQUARTERS
RESOURCE MANAGEMENT

SOUTHERN REGION HEADQUARTERS
RESOURCE MANAGEMENT

**DRAFT
MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE**

November 7, 2008

MEMBERS PRESENT: Brian Peters Alpine County
 Peter Maurer El Dorado County
 Nathan Lishman Amador County

OTHERS PRESENT: Michael Richter KMR
 Nate Whaley KMR
 Bruce Odelburg KMA Resident
 Michael Sharp KMPUD

The November 07, 2008 meeting was called to order by Chair Brian Peters at 10:17 a.m.

A. Correspondence:

Notice of Intent to Harvest Timber on 14 acres, by Kirkwood Mountain Resort

B. Minutes:

Draft minutes for September 05, 2008 were submitted. Nathan Lishman moved to approve the minutes as submitted. Brian Peters seconded the motion which was approved 2-0 (with Peter Maurer not having arrived yet)

C. Public Matters:

Michael Richter, KMR updated the committee on the status of Caples Lake. Mr. Richter indicated that the project is complete and that KMR has pulled out their snowmaking pumps and will rent some temporary pumps for this season. Additionally, he stated that the level of the lake has risen due to the recent storms.

D. Mitigation Monitoring Update:

Michael Richter, KMR submitted proof of compliance with Mitigation Measures (MM) MM4.1ae (Annual Avalanche Forecasting/Report 2007/2008) and MM4.2v (Street Sweeping).

Item 1 - Review of the annual housing audit and report, presented by Kirkwood Mountain Resort

Nate Whaley, KMR presented a brief summary of the report/audit to the committee indicating that things are almost identical to last seasons. Michael Sharp, KMPUD indicated that the KMPUD still has concern over the issue of Red Cliffs, and whether or not those units can be used as “deed restricted” units. Mr. Sharp further indicated that the KMPUD would like the item be continued to a later date. The committee agreed to a request for a short break at this time to allow information to be gathered by KMPUD and KMR staff to be presented to the Committee.

The Committee was given a packet of material from KMPUD, including past minutes dating back to 2003 and miscellaneous correspondence. After having reviewed the items, the committee initiated further discussion on the employee housing audit. The committee agreed that the main issues related to the 2003 Kirkwood Specific Plan, Employee Housing Ordinance are:

- 1) The current ordinance, as written, does not provide for the appropriate cross-section of housing, as actually demanded by the Kirkwood employee housing market. Specifically, the lack of higher-end housing to fill some of the KMPUD and upper management demands; and,
- 2) How should units be transferred and calculated? Specifically, Section 3.A.1 regarding its applicability to how pre-existing employee units can be utilized for new (post specific plan adoption) construction requirements.

It was additionally agreed by the Committee, that the Alpine County Counsel and Amador County Counsel shall provide an opinion on Section 3.A.1 regarding the applicability to how pre-existing employee units (including, but not limited to the use of existing employee housing in Red Cliffs Lodge) can be utilized for new (post specific plan adoption) construction requirements.

Motion: It was moved by Peter Maurer, and seconded by Nathan Lishman, to accept the 2007/2008 season Employee Housing Audit as submitted, with the understanding that TC-TAC will return in December to clarify and interpret the 2003 Specific Plan Employee Housing Ordinance relative to section 3.A1. The motioned carried with a vote of 3-0.

Item 2 - Discussion and possible recommendation to the Alpine County Planning Commission for an amendment to the existing Caples View Town homes Conditional Use Permit to allow a ten foot balcony on the front of each building, a walkway deck to access the lower floor, and to remove the designation of the lower floor of Unit 10 as employee housing. APN: 06-231-009 through -018. Case File 2008-35.

Applicant: Donald Vaughn

Due to the applicant not being in attendance, Brian Peters gave a brief summary of the project; including, a summation of how the employee housing unit was added as an afterthought in the design process of the project. Michael Sharp, KMPUD stated

that while the “district” has no objection to the deck proposal, it will decrease their (the “districts”) efficiency in providing snow removal, and therefore increase associated costs for snow removal - these increased costs will be passed on to the homeowners. Mr. Sharp further indicated that the district’s fees will differ with the change in project.

Further discussion relative to the replacement of the employee housing unit ensued among the committee. This unit will need to be replaced prior to the final on the building permit.

Motion: It was moved by Peter Maurer, seconded by Nathan Lishman, to recommend this request for a Use Permit amendment to the Alpine County Planning Commission subject to satisfying all employee housing requirements. The motioned carried with a vote of 3-0.

The meeting was adjourned at 12:44 p.m.

The next Tri-County Technical Advisory Committee meeting is scheduled for **Friday, December 5, 2008 at 10:00 a.m.**

ITEM 1

November 20, 2008

Nathan Lishman
Planner
Amador County
810 Court Street
Jackson, CA 95642



Subject: Palisades VI Tentative Map Condition of Approval # 33

Condition:

An overall landscape plan shall be submitted for approval by the Tri-County Technical Advisory Committee prior to the recordation of a Final Map that illustrates the placement of the appropriate size and type of plant materials to provide for mitigation of visual impacts of the subdivision as viewed from Highway 88.

With the completion of Palisades 1-5, we have learned some new techniques in designing subdivisions at Kirkwood. The Palisades 6 subdivision has given us the opportunity to develop a design which is much different from the East Meadows development. The East meadows development created large cuts with rip-rapped slopes. (See attached picture)

We have redesigned the slopes in Palisades 6 to be shorter in overall height relative to the grading plan in the approved tentative map, and this concept is open to be re-vegetated as with all road construction in Kirkwood. At the completion of the road grading, all the slopes will be hydro-seeded and blanketed to help with establishment of the seed for quicker surface coverage and to prevent erosion.

We have modified the seed mix for Palisades 6. Working with Comstock Seed Company, we have taken the Kirkwood seed mix and enhanced it by removing the non-native grasses that were in the Specific Plan Kirkwood seed mix, added several native shrub species and have also added a more diverse and colorful collection of native sierra wildflowers. These changes have made a more diverse seed mix which is better adapted to Kirkwood, provides quicker coverage and adds color as well.

The focus of the landscape plan for Palisades 6 is to provide for mitigation of visual impacts of the project as viewed from Highway 88. Many existing trees already provide screening from Highway 88.

We are proposing to plant two year old red fir seedlings throughout the plantable areas of the 21 lots in Palisades 6. Research studies have shown that seedlings

adapt to site conditions better than larger potted plants resulting in faster growth and higher survival rates. These seedlings will be planted in denser quantities on portions of the lots which provide better screening of the project such as on the north side of lots 48 and 47. (See landscape plan). These seedlings will need supplemental watering during the summer months for at least 3 growing seasons to get established.

The planting will be deemed complete when the plan meets the intent of the condition to screen the development from Highway 88 after 5 growing seasons. Yearly inspections will be performed to assess the success of the plantings and to replant if necessary.

The cost estimate of purchasing 1,000 red fir tree seedlings and planting them is approximately \$1,100. This does not include maintenance and watering costs.

Michael Richter
Kirkwood Mountain Resort



-  BUILDING ENVELOPE
-  HYDRO-SEEDED SLOPES
-  TREE PLANTING AREA
-  APPROXIMATE SEEDLING LOCATIONS

REV.	DATE	DESCRIPTION

DESIGNED BY: CS
 DRAWN BY: JDW
 CHECKED BY: RMH
 SCALE: AS SHOWN



KIRKWOOD, PALISADES, L.L.C.
 THE PALISADES PHASES 6A & 6B
LANDSCAPE PLAN
 COUNTIES OF ALPINE / AMADOR CALIFORNIA

SHEET NUMBER
FIGURE 1
 1 OF 1 SHEETS
 PROJECT NO.
C0502

**SUBDIVISION LOCATED BEHIND
EXISTING FOREGROUND TREES**



**PALISADES 6
PALISADES 5**



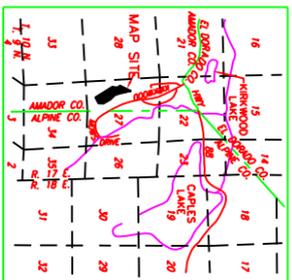
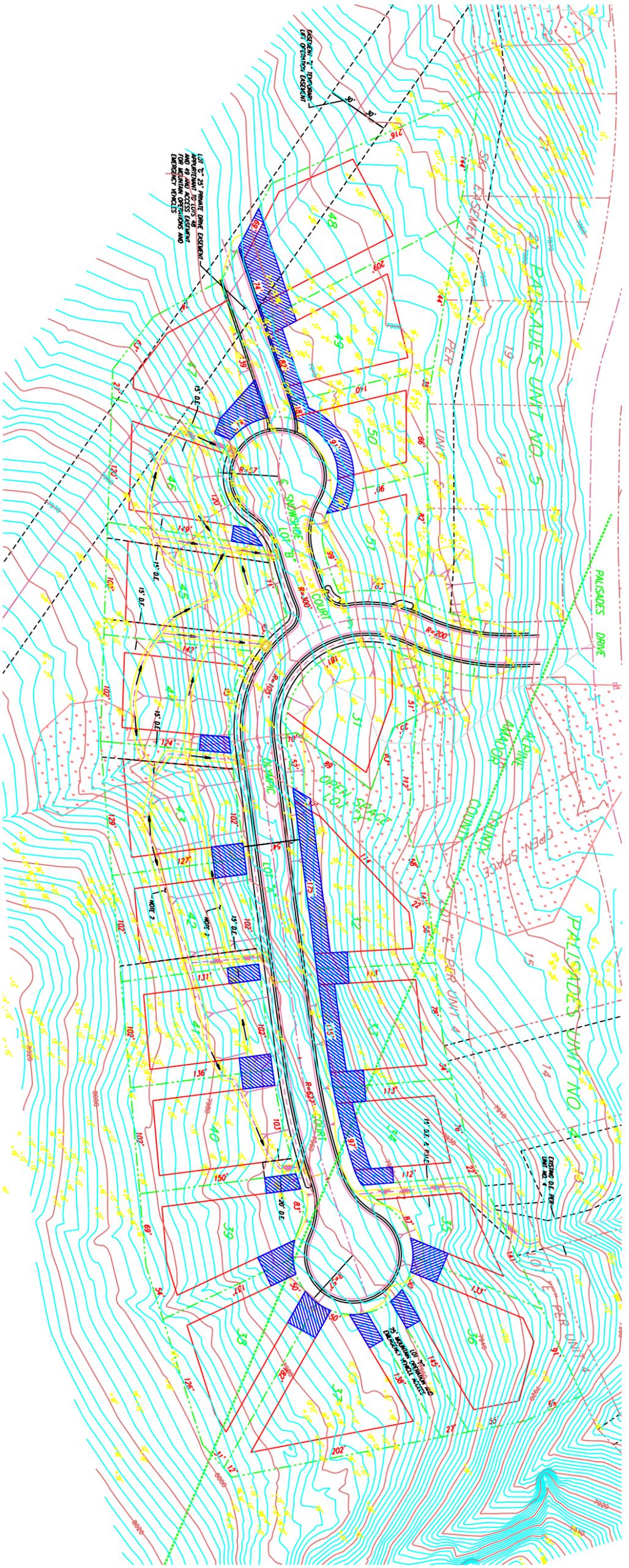
LOT INFORMATION	
LOT #	GROSS AREA BUILDING ENVELOPE
LOT 21	11039 SF
LOT 22	12471 SF
LOT 23	12471 SF
LOT 24	10779 SF
LOT 25	9836 SF
LOT 26	17233 SF
LOT 27	18366 SF
LOT 28	14889 SF
LOT 29	14472 SF
LOT 30	13563 SF
LOT 31	13180 SF
LOT 32	14397 SF
LOT 33	12764 SF
LOT 34	15359 SF
LOT 35	15410 SF
LOT 36	17791 SF
LOT 37	10417 SF
LOT 38	9796 SF

UTILITY	REPRESENTATION
ELECTRICITY	MOUNTAIN UTILITIES
TELEPHONE	VOLCANO TELEPHONE
GAS	MOUNTAIN UTILITIES
CITY	VOLCANO TELEPHONE
SEWER	COUNTY & MASTER PLAN
WATER	K.M.P.U.D.
STREETS	COUNTY & MASTER PLAN

- NOTES:**
- LOTS 21 - 38 ARE TO BE RESERVED BY K.L.R. FOR ACCESS - FORESS FOR MOUNTAIN OPERATIONS AND EMERGENCY VEHICLE ACCESS.
 - EACH LOT IN UNIT 5 IS PERMITTED TO CONSTRUCT ONE DRIVE ACCESS THROUGH THE SNOW STORAGE ESSENTIAL.
 - LOTS 40 THROUGH 46 INCLUDE WILL NEED TO ABANDON AND RELOCATE THE DRAINAGE DITCHES RUNNING SE/1/4 THROUGH THE LOT. THIS WILL BE ACCESSED AT THE TIME OF BUILDING AN INDIVIDUAL LOT.

DATE: 1-1-05
RESERVED BY: HERWOOD RESORT CO. FOR THE PROJECTS BY HERWOOD RESORT CO. NO LATER THAN 7-1-05.

- LEGEND**
- PALE = PUBLIC UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - = EXISTING PROPERTY LINE
 - = PROPOSED PROPERTY LINE
 - = NO VEHICULAR ACCESS
 - = EXISTING COUNTY LINE
 - = SNOW STORAGE ESSENTIAL (S.S.E.)
 - = CONSTRUCTION EASEMENT
 - = BUILDING ENVELOPE



A.P.N. _____	ROTATION: 070/07	HORIZONTAL SCALE: 1" = 40'	
BENCHMARK NO. _____ ELEV. _____	ABOUT COORDINATES: NORTING: 5000.00 EASTING: 5000.00	DATE: JUNE 08, 2005 JOB NO.: 150701	
NO. _____		DATE _____	SHELDON LAND SURVEYING 1005 PERSIFER STREET FOLSOM, CALIFORNIA 95630 (916) 985-1875
REVISION _____		DATE _____	
APPROVED _____		DATE _____	TENTATIVE MAP OF THE PALISADES UNIT NO. 6 A PHASED DEVELOPMENT ALPINE AND AMADOR COUNTIES CALIFORNIA
SHEET 1 OF 1		SHEETS	





ITEM 2

Table 2
Kirkwood Mountain Resort
Employee Housing Inventory

Location	Total Units	Bedrooms (MF Only)	Employees Housed	Deed Restrictions Required	Renwick				Red Cliffs				Youth Hostel			Lava Rock			Cross Country			In-Project			Total			Balance		
					Formal Restrictions	Committed	Proposed	Total	Deemed Restricted	Committed	Proposed	Total	Deemed Restricted	Total	Formal Restrictions	Total	Formal Restrictions	Total	Formal Restrictions	Proposed	Total	Deemed Restricted	Formal Restrictions	Committed	Proposed	Total				
Development Under 1972 Plan																														
West Meadows	176	-	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Base Camp	48	77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Edelweiss	24	36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Thimblewood	12	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Red Cliffs	12	48	96	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Renwick	24	36	36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Cross Country Center	2	3	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Subtotal	298	219	144	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Development Under 1981 Plan																														
Whiskey Towers	15	29	1	2.9	-	-	-	-	2.9	-	-	2.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Sun Meadows	66	101	3	10.1	-	-	-	-	10.1	-	-	10.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
The Meadows	66	75	3	7.5	-	-	-	-	7.5	-	-	7.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Subtotal	147	205	7	20.5	-	-	-	-	20.5	-	-	20.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Development Under 1988 Plan & Ordinance																														
East Meadows	113	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Juniper Ridge	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Lost Cabin	16	39	4	3.9	-	-	-	-	-	-	-	-	4.0	4.0	-	-	-	-	-	-	-	-	-	-	4.0	-	-	4.0	0.1	
Mountain Club	40	46	-	4.6	-	-	-	-	-	-	-	4.6	4.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.6	-	
Snowcrest	30	57	-	5.7	-	-	-	-	-	-	-	5.7	5.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.7	-	
The Lodge at Kirkwood	19	31	2	3.1	-	-	-	-	-	-	-	3.1	3.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.1	-	
Sentinels	10	26	-	2.6	-	-	-	-	-	-	-	2.6	2.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.6	-	
Youth Hostel	8	28	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Subtotal	264	227	34	19.9	-	-	-	-	-	-	-	16.0	16.0	4.0	4.0	-	-	-	-	-	-	-	-	-	16.0	4.0	-	-	20.0	0.1
Development Under 2003 Plan & Ordinance (Completed)																														
Palisades III-V	31	-	-	10.3	8.0	-	-	8.0	-	-	-	-	-	-	-	3.0	3.0	-	-	-	-	-	-	-	-	11.0	-	-	11.0	0.7
Timber Ridge	28	84	-	8.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(8.4)	
Meadowstone	33	87	4	8.7	4.0	-	2.0	6.0	-	-	-	-	-	8.0	8.0	-	-	6.0	(2.0)	4.0	-	-	-	-	18.0	-	-	18.0	9.3	
Sentinels West	18	51	-	5.1	-	5.1	-	5.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.1	-	5.1	-	
Lava Rock Lodge	8	12	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Subtotal	118	234	16	32.5	12.0	5.1	2.0	19.1	-	-	-	-	-	8.0	8.0	3.0	3.0	6.0	(2.0)	4.0	-	-	-	-	29.0	5.1	-	34.1	1.6	
Subtotal	827	885	201	72.9	12.0	5.1	2.0	19.1	20.5	-	-	20.5	16.0	16.0	12.0	12.0	3.0	3.0	6.0	(2.0)	4.0	36.5	33.0	5.1	-	-	-	74.6	1.7	
Development Under 2003 Plan & Ordinance (Approved)																														
Palisades VI	21	-	-	7.0	-	7.0	-	7.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.0	-	7.0	-	
Martin Point	35	-	-	11.7	-	-	-	-	11.0	-	11.0	-	-	-	-	-	-	-	-	-	-	-	-	-	11.0	-	11.0	(0.7)		
East Village Single Family	14	-	-	4.7	-	-	-	-	4.7	-	4.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.7	-	4.7	-	
Caples View	10	20	-	2.0	-	2.0	-	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.0	-	2.0	-		
Expedition Lodge I	35	91	-	9.1	-	7.9	-	7.9	-	1.2	-	1.2	-	-	-	-	-	-	-	-	-	-	-	-	9.1	-	9.1	-		
Thunder Mountain Lodge	67	148	-	14.8	-	-	-	-	-	14.8	-	14.8	-	-	-	-	-	-	-	-	-	-	-	-	-	14.8	-	14.8	-	
Subtotal	182	259	-	49.2	-	16.9	-	16.9	-	16.9	14.8	31.7	-	-	-	-	-	-	-	-	-	-	-	-	-	33.8	14.8	48.6	(0.7)	
Subtotal	1,009	1,144	201	122.2	12.0	22.0	2.0	36.0	20.5	16.9	14.8	52.2	16.0	16.0	12.0	12.0	3.0	3.0	6.0	(2.0)	4.0	36.5	33.0	38.9	14.8	123.2	-	1.0		
Maximum / Capacity	1,413							36.0				96.0	28.0	12.0	3.0												175.0	-		
Remaining "Permanent"	404											43.8	12.0														55.8	(1.0)		

Note: The employee housing requirement for Timber Ridge was originally satisfied "in-project" in Meadowstone

ITEM 3

November 21, 2008

VIA EMAIL (pmaurer@co.el-dorado.ca.us)



Mr. Peter N. Maurer
Principal Planner
El Dorado County - Development Services Department
2850 Fairlane Court
Placerville, California 95667

**Subject: Employee Housing Deed Restriction Transfer Request
Meadowstone #212 to Renwick C-22**

Dear Peter:

Per my comments at the November Tri-County Technical Advisory Committee Meeting (TC-TAC), I am submitting this application to transfer 2 employee housing "credits" currently in place on Meadowstone #212 to the 2-bedroom Renwick C-22 for consideration at the December TC-TAC meeting. This transfer would mimic similar 2-credit transfers previously approved by TC-TAC from Meadowstone 213 and 214 to Renwick C-23 and C-24.

As we have discussed on countless occasions, the "in-project" employee housing supplied in Meadowstone has not met any of our expectations. This Meadowstone Unit is in the process of foreclosure and a buyer has been found, but only qualifies if the deed-restriction can be removed. We continue to believe that no market for these units exists among the qualified employee pool and that this is the best option for the current owner as well as the overall employee housing inventory.

I have attached an updated Employee Housing Inventory reflecting this proposed transfer for your reference. Please contact me at (209)258-7291 if you have any questions

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Whaley".

Nate Whaley
Vice President

copy: Nathan Lishman, Amador County Planning
Brian Peters, Alpine County Community Development
Zach Woods, Alpine County Community Development