

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, May 4, 2012
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. Call to Order
- B. Correspondence:
- C. Minutes: March 7, 2012
- D. Public Matters: information items and persons wishing to address the Committee regarding non-agenda items.
- E. Mitigation Monitoring Programs: Status Update
- F. Public Hearing Items:

- ITEM 1: Request: Review and Possible Approval of modification of the building envelope established for Lot 205 of East Meadows #1 to allow 12 square feet of building envelope to be traded and relocated to permit construction of exterior stairs from a deck to ground level for improved access.
Applicant: Andrew & Tina Coleman
Agent: Frank Whatford-Whatford Construction Inc.
Location: 284 East Meadows Drive, Kirkwood, Alpine County, CA
- ITEM 2: Discussion and possible acceptance of the 2011/12 Parking Analysis provided by Kirkwood Mountain Resort as proof of compliance with the 2003 Kirkwood Specific Plan Condition No. 97, Mitigation No. 4.7(d).
- ITEM 3: Discussion and possible acceptance of the 2010/11 Workforce Housing Audit provided by Kirkwood Mountain Resort as required by the 2003 Kirkwood Specific Plan in accordance with Conditions of Approval Nos. 127 [Mitigation Measure No. 4.10(a)] and 154.

- G. Adjournment

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

March 7, 2012

MEMBERS PRESENT: **Susan Grijalva** Amador County
 Pete Maurer El Dorado County
 Zach Wood Alpine County

OTHERS PRESENT: Nate Whaley KMR
 Brian Peters Alpine County
 Kevin Cooper KMR
 Andrew Strain Heavenly
 Sean McGinness USFS
 Michael Sharp KMPUD
 Rick Ansel KMPUD
 Mike Richter KMR

The March 7, 2012 meeting was called to order by chair Peter Maurer at 10:39 a.m.

A. Correspondence:

None.

B. Minutes:

Zach Wood moved to approve the minutes of September 23, 2011. Peter Maurer seconded the motion which carried 2-0.

C. Public Matters:

None.

D. Mitigation Monitoring

Mike Richter reported that the annual parking study, avalanche study, and snowmaking report will be provided to the Counties within 30 days.

ITEM 1 – Review and recommendation to the Alpine County Planning Commission of a special event permit for the Kirkwood’s Sierra Nevada Celebration Days High-Up Festival live music event on Saturday, March 24, 2012 with up to 3,000 participants. The venue is the Red Cliffs lower parking bay located east of Kirkwood Meadows Drive and north of the Red Cliffs base area in Kirkwood, CA. The event will take place between 2:00 pm and 6:00 pm with amplified music,

lighting, food and alcohol vendors, security, and medical staffing. The Red Cliffs lower parking bay will be closed for parking from March 23 through March 25. The applicant will provide parking and traffic control for day skiers, event participants, and local residents. (Applicant: Kirkwood Mountain Resort; Case File Number: 2012-02)

Kevin Cooper, KMR, described the proposed project. The event site would be the lower Red Cliffs parking bay. The event would be allowed to have up to 3,000 participants with hours for amplified music from 2 pm to 6 pm. Kevin Cooper noted the progress made on the design of the event barriers and access lanes after contact with the Alpine County Building Department and the Kirkwood Volunteer Fire Department. The alternative to the parking lot location for the event if adverse weather occurs is to hold the event at the Mont Blu casino in Stateline, NV. KMR is still working with law enforcement and the Building Department to resolve issues prior to the event. Zach Wood noted that the applicant has been making progress with review departments in Alpine County. KMR is expected to meet the conditions for the event within the short time frame before the event date. Susan Grijalva mentioned that event promoters typically notify regional hospitals prior to the event. Kevin Cooper noted that staff from Barton Hospital in South Lake Tahoe are aware of the event. Zach Wood made a motion to recommend approval of the event to the Alpine County Planning Commission with the proposed conditions of approval. Susan Grijalva seconded the motion which carried 3-0.

ITEM 2 – Discussion of the sale of Kirkwood Mountain Resort to Vail Resorts.

Nate Whaley described the sale and the assets acquired by Vail which include the USFS permit, resort dining and retail facilities, parking lots, and support services. The former entity of Kirkwood Mountain Resort will retain development parcels in East Village, Palisades, and the West Village. Andrew Strain introduced himself as the Vice President of Planning and Governmental Affairs with Heavenly Ski Resort which is owned by Vail Resorts. Mr. Strain noted that Vail is excited about the acquisition of Kirkwood. Nate Whaley and Andrew Strained noted that the mitigations in the 2003 Specific Plan will need to be performed by the new resort operator and the development entities that will result from the sale. Susan Grijalva mentioned that continuing operation of the ski resort is a high priority as the resort creates the demand for visitors and residents. Andrew Strain noted that he would be available if any of the counties would like an informational presentation at Planning Commission or Board of Supervisors meetings.

Meeting adjourned at 11:29 a.m.

Next meeting was scheduled for April 6, 2012.

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

March 7, 2012

MEMBERS PRESENT:	Susan Grijalva	Amador County
	Pete Maurer	El Dorado County
	Zach Wood	Alpine County

OTHERS PRESENT:	Nate Whaley	KMR
	Brian Peters	Alpine County
	Kevin Cooper	KMR
	Andrew Strain	Heavenly
	Sean McGinness	USFS
	Michael Sharp	KMPUD
	Rick Ansel	KMPUD
	Mike Richter	KMR

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Meeting adjourned at 11:29 a.m.

Next meeting was scheduled for April 6, 2012.



APPLICATION FOR DEVELOPMENT

Alpine County Planning Department
50 Diamond Valley Road
Markleeville, CA 96120
Tel: (530) 694-2140, Fax: (530) 694-2149

OFFICIAL USE ONLY	
Received by	<u>Zach Wood</u>
Date	<u>4-20-12</u>
Deposit/Fees paid	<u>250-</u>
Receipt #	<u>0387</u>
Case #	

Project Name <u>Coleman, Andrew and Tina</u>	
Project Location/Address <u>284 East Meadows Dr. Kirkwood Ca 95646</u>	
Assessor Parcel Numbers	
Parcel Size	Parcel Size

Name <u>Andrew and Tina Coleman</u>			
Address <u>6001 Shell Mound St #325</u>			
City <u>Emeryville</u>	City <u>Ca</u>	City <u>94608</u>	
Phone <u>415-271-3795</u>	Phone	Phone	Phone

Name <u>Frank Whatford-Whatford Const. Inc.</u>			
Address <u>Box 175</u>			
City <u>Kirkwood Ca 95646</u>			
Phone <u>209-258-8800</u>	Phone <u>530-277-6318</u>	Phone <u>← cell</u>	Phone

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Code Amendment | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Tentative Tract Map |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Envelope Modification | <input type="checkbox"/> Surface Mining Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> General Plan Amend. | <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Other |

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I understand that all materials required by Alpine county must be submitted prior to having this matter processed. I understand that I am consenting to allow the County staff involve in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

I understand that public hearings or meetings may be required. The property owner and/or applicant/agent or their representative shall be present at all official public meetings and public hearings relative to this application. Processing deposits and/or fees for reviewing the application shall be paid in accordance with the Alpine County Planning Department Schedule of Fees and Deposits (Board of Supervisors Resolution No. R2005-30 or as may be amended in the future). I understand that additional fees or materials may be required as a result of considerations which may arise in the processing of this application.

SIGNATURE OF PERSON SUBMITTING APPLICATION <u>[Signature]</u>	DATE <u>4-20-12</u>
PROPERTY OWNER SIGNATURE	DATE



FW: Statement of Needs/Reasons for Proposed Modification: May 4 - 284 East Meadows, Kirkwood

Zach Wood <zwood@alpinecountyca.gov>
To: "Pierre Rivas (pierre.rivas@edcgov.us)" <pierre.rivas@edcgov.us>

Fri, Apr 27, 2012 at 2:59 PM

Zach Wood

Planner III

Community Development Department

County of Alpine

530.694.2140 x 437

zwood@alpinecountyca.gov

530.694.2149 fax

From: Tina Coleman [mailto:tinacoleman@gmail.com]

Sent: Wednesday, April 25, 2012 11:15 AM

To: Zach Wood

Subject: Statement of Needs/Reasons for Proposed Modification: May 4 - 284 East Meadows, Kirkwood

Hi Zach,

Frank Whatford, our contractor, asked me to send a statement explaining why we are asking for the slight modification of the building envelope for a set of stairs to allow us to exit the lower deck in the back of the house. I've included it below. Please call with any questions.

Statement of Need: It is important to us to have a secondary exit to the home in order to gain emergency egress on the lower floor where the bedrooms are located. Currently there is none and the only exit is through the front door on the upper level. The exterior deck on that floor is approximately 8 feet off the ground and would require climbing over the rail and jumping a distance to the ground. The modification allows for stairs from the lower deck to the ground, and thus a safe secondary and lower floor egress point.

Sincerely,

Tina Coleman

2003 KIRKWOOD SPECIFIC PLAN MITIGATION MONITORING PLAN SUBMITTAL

To Whom It May Concern:

Pursuant to Mitigation Measure/COA # 4.7(d) of the 2003 Kirkwood Specific Plan, the attached 2011/12 PARKING ANALYSIS is hereby submitted on 4/24/2012.

Accepted by: _____

Date: _____

- cc: Amador County Planning
 Alpine County Planning
 El Dorado County Planning
 PMC
 KMR
 Other(s)

April 24, 2012

Heather Anderson
Amador County Planning Department
810 Court Street
Jackson, CA 95642



Subject: **Parking Analysis-2011/12**

Mitigation Measure 4.7 (d)

Kirkwood Mountain Resort will prepare an annual report that includes a detailed analysis of day-visitor parking during peak periods during the ski season, summer and special events when more than 4,000 day-use visitors are at the resort.

Dear Heather,

This is an analysis of the parking statistics for the peak days of the 2011/12 season. No parking shortages were experienced during the 2011/12 ski season.

A total of 3,168 parking spaces are available with the current parking lot configuration. 71 of these spaces are reserved easement parking spaces which leaves a total of 3,097 parking spaces available for visitors to the resort. This is well above the 2,500 minimum parking spaces that the resort is to provide as required by the Specific Plan.

The peak day parking of this past season was on February 19, 2012 when we parked 2,960 cars. We had one other day this season where we parked over 2,900 cars and that had been on March 4, 2012, when we parked 2,942 cars. No traffic back-ups or delays were experienced on this peak day.

Attached is a spreadsheet which shows how many cars were parked in each lot on each of the peak days. I can be reached at (209)258-7418 with any questions.

Michael Richter

A handwritten signature in black ink, appearing to read "Michael Richter", is written over a horizontal line.

Director of Planning and Environmental Affairs
Kirkwood Mountain Resort

2011/12 Parking Counts 1/28/2012 1/29/2012 2/11/2012 2/12/2012 2/18/2012 2/19/2012 2/25/2012 2/26/2012 3/2/2012 3/3/2012 3/4/2012 3/10/2012 3/11/2012 3/18/2012 3/24/2012 4/1/2012 4/14/2012 4/15/2012

Location	1/28/2012	1/29/2012	2/11/2012	2/12/2012	2/18/2012	2/19/2012	2/25/2012	2/26/2012	3/2/2012	3/3/2012	3/4/2012	3/10/2012	3/11/2012	3/18/2012	3/24/2012	4/1/2012	4/14/2012	4/15/2012	
Red Cliffs Parking lot	547	507	552	461	605	776	416	370	650	690	669	397	276	593	238	487	532	559	
East Village Parking	139	127	116	129	141	134	113	95	143	201	174	119	140	131	137	142	121	126	
West Village (VIP)	180	179	173	182	195	236	169	183	259	241	263	187	200	178	236	194	197	207	
Village Parking	229	224	205	216	260	317	197	120	202	243	207	235	292	232	296	235	244	262	
K&M Drive Parking	104	106	199	114	188	413	87	111	172	330	496	56	211	646	167	465	140	168	
Timber Creek Parking lots	433	315	207	210	694	858	277	298	534	754	929	212	123	787	858	681	347	387	
Mighty Mountain Parking lot	161	152	119	157	159	226	125	93	173	180	204	114	110	147	163	169	136	175	
Kirkwood Inn																			
Bus	8	6	7	4	3	8	7			11						3			
RV	10	9	6	7	12	13	6	7	8			6				6			
Total	1793	1610	1571	1469	2242	2960	1384	1270	2133	2639	2942	1320	1352	2714	2095	2373	1737	1884	

April 3, 2012

VIA EMAIL

Mr. Nathan Lishman
Planner
Amador County Planning Department
810 Court Street
Jackson, California 95642
nlishman@amadorgov.org



Subject: 2010/2011 Workforce Housing Audit

Dear Nate:

This annual summary of employee housing is provided to the Tri-County Technical Advisory Committee pursuant to the requirements of the 2003 Specific Plan and as documentation of compliance and status of Amador County Conditions of Approval #127 and #155. The annual housing report for the previous season ending April 30 identifies the average peak season full-time equivalent (FTE) employees and the inventory of on and off site housing for the previous and upcoming season. The format for this reporting is consistent with the "checkbook" methodology of the allocated and proposed deed restrictions required since the first employee housing requirement was adopted in 1981 and remaining unallocated credits in each of the existing employee housing as developed in coordination with TC-TAC and Amador County Planning following the 2006/2007 audit.

CURRENT STATUS

The attached Table 1 illustrates that an average of approximately 311 FTE were employed in the Kirkwood valley last season (including KMR, KMPUD, KCA, and other valley employers). The overall resort employee housing requirement calls for providing housing to 30% of the average FTE or 93 employees. As shown in Table 2, last season fully dedicated housing for 169 employees was provided in Valley exceeding the requirement under the Specific Plan Ordinance by 76 employees.

The 169 employees are housed in 149 units of employer-owned housing (Red Cliffs, Renwick, Lava Rock, and Cross-Country), 4 in-project deed-restricted units (Meadowstone), and 16 units of various employee-owned, resort-leased, and caretaker units around the valley.

Employers made housing available at rates of \$240 per month including utilities to approximately \$800 per month excluding utilities. KMR's most expensive housing was \$440 per month including utilities. All employer-owned housing rates represent a substantial discount to regional market rates and a significant subsidy of both operating and capital expenses.

All subsidized employee housing was provided in-valley, though KMR continues to offer a substantial carpool incentive program in addition to operating a shuttle system from both South Lake Tahoe and Minden/Gardnerville that transports between 80 employees per day midweek and 150 employees per day on the weekends.

Peak winter occupancy in KMR-owned, Red Cliffs and Renwick housing this year reached just ~72% (134 employees) while the average winter occupancy was approximately 50% (90 employees). These numbers are higher than the prior year average occupancy of 31% (includes capacity at Youth Hostel) / 51 employees due to aggressive commitment requirements on our international workforce designed to improve utilization. However, the housing commitment was relatively unpopular and despite the requirement overall occupancy remained very low. Despite the low occupancies, these facilities remained fully open all winter and incurred all of the utility and overhead expenses. These factors in combination with the dramatic increases in utility rates (electricity spikes of several years ago and more recently the dramatic increase in water and sewer rates) result in a substantial operating loss subsidy required to provide housing.

We do not expect any increased demand for the utilization of employee housing. Our employees desire to reside in areas with greater service and entertainment opportunities. This is consistent with our human resources goals of retaining a smaller staff size with higher paid, predominately returning employees and improves our ability to provide for the necessary life-safety and minimum operating resort staffing levels by actively managing the cross-section of in-valley employees during critical/emergency periods.

During the 2010/2011 season the Youth Hostel was again utilized for group and other short-term lodging. While we made the building available to employees as needed, as indicated above, there remained ample excess capacity in other housing facilities. The free-market use of surplus stock in Youth Hostel has been very successful and has been extremely effective in controlling/offsetting the cost of providing employee housing. We believe that expanded utilization of excess employee housing units as additional low-cost free-market lodging will be critical to achieving financial stability of employee housing in the valley and wish to continue to use this model in the future.

PROJECTED DEVELOPMENT AND UTILIZATION

We expect the employee counts to remain essentially unchanged for the coming ski season and thus will be required to provide an inventory to supply valley-wide housing for approximately 120 employees again next winter. We further do not anticipate any development which would change the deed-restriction requirement. While the inventory of KMR-owned, other employer-owner, and non-employer owned housing is not expected to change, we will continue to expand our utilization of surplus capacity as flexible, short-term, affordable free-market lodging.

Mr. Nathan Lishman
April 3, 2012
Page 3 of 3

CHECKBOOK ANALYSIS

The attached "checkbook" demonstrates that excluding the Hostel, KMR has 30.1 units remaining for future project allocations assuming that all proposed/approved projects satisfy their requirement with existing KMR stock (though not required). (The table shows only 29.8 due to rounding in anticipation of aggregating requirements with other current developments, thus this will be covered via future allocations.)

The resulting complete accounting of the deed restriction requirements since 1981 (the first employee housing requirement) demonstrates that there is an excess of qualified employee housing credits in employer-owner stock that can be allocated to meet future developer requirements. That said, future employee growth to the aggressive 1,135 employee count contemplated in the Specific Plan, would require approximately 25 additional "units" of employee housing before build-out to meet the Overall Resort Requirement relative to 175 employer-owned units available today. While we do not expect to ever reach this requirement, ideally any future units would target the more costly private and multifamily apartment style housing at the supervisor/manager level of the cross-section of available product – perhaps using the KMPUD's facility as the proper model for future construction, by either KMPUD or KMR. Required subsidization of the development of necessary new stock while also upgrading existing apartment and dormitory stock is currently accomplished using the practice of transferring deed restrictions to built employer-owned housing stock as a de-facto fee-in-lieu. That said, KMR looks forward to coordinating with the KMPUD to continue to work together with the Counties to evaluate the accounting system and the required operational flexibility.

We will continue to provide and adjust allocations as future development requires, both via the individual project approval and updating this checkbook annually via the Employee Housing Audit process. Please place this on an upcoming TC-TAC agenda for formal review and acceptance as necessary. As always, I can be reached at (209)258-7418 with any questions.

Sincerely,



Michael Richter
Director of Planning
Kirkwood Mountain Resort

Copy:

Brian Peters, Alpine County Community Development (brian@pd.alpinecountyca.gov)
Zach Wood, Alpine County Community Development (zach@pd.alpinecountyca.gov)
Susan Grijalva, Amador County Planning ()
Nathan Lishman, Amador County Planning (nlishman@amadorgov.org)
Peter Maurer, El Dorado County Planning Services (peter.maurer@edcgov.us)
Michael Sharp, Kirkwood Meadows PUD (kmpud@volcano.net)
Nate Whaley, Kirkwood Mountain Resort (nwhaley@kirkwood.com)

Table 1
Kirkwood Mountain Resort
Employment Summary

Pay Period Ending	Full Time Employees (>32hrs/wk)	Part Time Employees (16-32hrs/wk)	Occasional Employees (<16hrs/wk)	Total Gross Employees	KMR FTE per			Total FTE
					Employee Housing Ordinance	KMPUD FTE	Other FTE (est)	
10/2/2010	59	33	3	95				
10/16/2010	57	36	3	96				
10/30/2010	58	41	2	101				
11/13/2010	65	67	1	133				
11/27/2010	68	238	30	336	187	15	17	219
12/11/2010	75	336	22	433	243	15	17	275
12/25/2010	75	383	43	501	267	15	17	299
1/8/2011	74	502	43	619	325	15	17	357
1/22/2011	71	503	38	612	323	15	17	355
2/5/2011	72	492	38	602	318	15	17	350
2/19/2011	70	472	44	586	306	15	17	338
3/5/2011	70	418	41	529	279	15	17	311
3/19/2011	70	380	39	489	260	15	17	292
4/2/2011	67	351	27	445				
4/16/2011	66	264	19	349				
4/30/2011	51	30	3	84				
Average	72	414	38	523	279	15	17	311
WFH Requirement		30%						93

Table 2
Kirkwood Mountain Resort
Employee Housing Inventory

Location	Total Units (MT-Only)	Bedrooms	Implied Penetration	Employees Housed	Deed Restrictions Required	Formal Restrictions	Remainder		Red Cliffs		Yanuli Hostel		Lava Rock		Cross Country		In-Project		Total		Balance	
							Committed	Proposed	Committed	Proposed	Total	Formal Restrictions	Proposed	Total	Formal Restrictions	Proposed	Total	Formal Restrictions	Proposed			
Development Under 1972 Plan																						
West Meadows	176	-	1,021	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Base Camp	48	77	167	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Eedlewis	24	36	78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Thimblewood	12	19	41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Red Cliffs	12	48	103	96	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Renwick	24	38	82	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cross Country Center	2	3	7	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	298	221	1,499	142	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development Under 1981 Plan																						
Whiskey Towers	15	29	62	1	2.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sun Meadows	64	98	213	3	9.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
The Meadows	66	75	164	3	7.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	145	202	440	7	20.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development Under 1988 Plan & Ordinance																						
East Meadows	113	-	655	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Juniper Ridge	28	-	117	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lost Cabin	16	39	84	2	3.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Club	40	46	101	-	4.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Snowcrest	30	57	123	-	5.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
The Lodge at Kirkwood	19	31	67	2	3.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seminole	10	26	56	-	2.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Youth Hostel	8	28	60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	264	227	1,264	4	19.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development Under 2003 Plan & Ordinance (Completed)																						
Palisades III-V	31	-	180	-	10.3	8.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Palisades VII-A	8	-	46	-	2.7	3.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Timber Ridge	28	84	182	-	8.4	6.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Meadowstone	33	87	186	4	8.7	6.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Seminole West	18	51	110	-	5.1	3.0	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cuppes View	10	20	43	-	2.0	2.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lava Rock Lodge	8	12	26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	156	254	775	16	37.2	22.0	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	843	904	3,976	169	77.3	22.0	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development Under 2003 Plan & Ordinance (Approved)																						
Palisades VI	13	-	75	-	4.3	4.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maui Point	35	-	206	-	11.7	11.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
East Village Single Family	14	-	59	-	4.7	4.7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Expedition Lodge I	35	91	197	-	9.1	7.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Thunder Mountain Lodge	67	148	319	-	14.8	14.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	164	239	853	-	44.6	44.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	1,007	1,143	4,838	169	121.9	22.0	14.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maximum Capacity	1,413	-	6,539	-	38.0	36.2	16.9	14.8	67.9	-	-	-	-	-	-	-	-	-	-	-	-	-
Remaining "Permanent"	406	-	1,731	-	2.0	2.0	-	-	28.1	-	-	-	-	-	-	-	-	-	-	-	-	-

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

as those that occur in the project area.

121. Mitigation Measure 4.8 (z)

For working and public-gathering areas, lighting levels will be 3.5 foot-candles average horizontal, with a minimum illumination of 1/3 average, a maximum of three times the average.

122. Mitigation Measure 4.8 (aa)

Fixtures will be required to minimize fugitive light into existing residential areas, including East Meadow, KMA subdivision, and other residential locations susceptible to light and glare, by using asymmetrical distribution, light shields and vegetation.

123. Mitigation 4.8 (ab)

A lighting plan for all new development will be required, as outlined in the Specific Plan Design Guidelines, that will be reviewed by the respective county when specific project-level plans are submitted for review.

NOISE

124. Mitigation Measure 4.9 (a)

Construction activities which generate or produce noise that can be heard beyond the boundaries of a project site will be limited to the hours of 7 a.m. to 7 p.m. Exceptions are allowed for emergency repairs.

125. Mitigation Measure 4.9 (aa)

Loudspeaker use will continue to be allowed at special events related to ski area operation. The operation of loudspeakers will be limited to between the hours of 7 a.m. and 7 p.m.

126. Mitigation Measure 4.9 (b)

KMR will continue to implement the Snowmaking Noise Management Program, which was adopted when the snowmaking project was approved. This incorporates several features including restrictions on the type of nozzle, shielding of nozzles, and acceptable time of operation.

SOCIO-ECONOMICS

127. Mitigation Measure 4.10 (a)

Counties will enact an ordinance requiring employee housing to be provided at Kirkwood. The



ordinance will, at a minimum, include the following standards:

- a. A requirement that at least 30 percent of the number of average peak-season employees be provided with employee housing concurrent with future development of the resort.
- b. A method of ensuring that the amount of required employee housing will continue to be provided in the future.
- c. Consideration of possible credit toward the employee housing requirement for housing units located outside of the Kirkwood area which are reserved by KMR for use by employees within the Kirkwood area and are subject to the criteria set forth in the Specific Plan.

HAZARDOUS MATERIALS

128. Mitigation Measure 4.11 (a)

Underground storage tanks or other hazardous material storage will not be sited within the Caltrans right-of-way.

129. Mitigation Measure 4.11 (b)

The Kirkwood Maintenance Shop and MU will maintain spill prevention plans for all hazardous materials. These plans will be reviewed and updated annually, as appropriate, and filed with the appropriate county.

130. Mitigation Measure 4.11 (c)

All existing and proposed fuel tanks will be maintained, operated and tested in accordance with local, state and federal regulations.

131. Mitigation Measure 4.11 (d)

Hazardous materials cleanup and containment supplies will be carried in any vehicle that transports fuel for refueling construction equipment.

132. Mitigation Measure 4.11 (e)

Hazardous materials cleanup and containment supplies will be present at any permanent location where refueling is done.

133. Mitigation Measure 4.11 (f)

153. Mitigation Measure 4.14 (f)

At the time a tentative development map is submitted, KMPUD will provide the respective county with: (1) the current capacity of the wastewater treatment facility; (2) the current wastewater output of the Kirkwood area; and (3) the projected wastewater requirements of the development.



154. Employee Housing

Off site employee housing within the Tahoe Basin must be new construction of which Kirkwood Mountain Resort is either the primary developer or a substantial development partner that results in additional housing stock within the Tahoe Basin. Within the Tahoe Basin, leasing, remodeling, retrofitting or otherwise using existing housing stock will not result in credit toward employee housing pursuant to this ordinance.

155. Development Controls

The maximum amount of development allowed under the Specific Plan, as modified by Revised Alternative E contained in the FEIR is as follows:

a. *Residential Development:* 1413 dwelling units

b. *Commercial Development:* 195,000 GSF (Gross Square Feet)

c. *Population:*

Overnight Peak: 6558 persons, including overnight guests, residents, homeowners and employees

Winter Day Peak: 11,800 persons at one time (PAOT), including day visitors, employees, overnight visitors and all other persons within the resort

Skier Day Peak: 10,800 skiers at one time (SAOT)

Summer Day Peak: 9,800 persons at one time (PAOT) for the duration of special events only, otherwise the summer day peak is 6558 persons

d. *Residential Development Limits:*

Total residential development shall be limited as follows: 1413 dwelling units and accommodations for an overnight population of 6558 persons calculated