

(1 page)



Julie Saylor &lt;julie.saylor@edcgov.us&gt;

---

**No Parking Lot, keep the natural beauty**

1 message

---

**calvin@trampleasure.net** <calvin@trampleasure.net>  
To: julie.saylor@edcgov.us

Wed, May 6, 2015 at 9:35 PM

Dear Julie Saylor,

I am a close friend of Reid Bennett. I have enjoyed many days at his Kirkwood cabin.

I share Reid's well stated concerns regarding the building of a new parking lot. He cc'ed me a copy of the letter he emailed to you. All his points are clearly stated and need to be seriously considered at the Friday meeting.

Hoping for the best and, specifically, that a couple of naturally beautiful Kirkwood acres will not be paved for a parking lot.

Sincerely,

Calvin Trampleasure

1



(1 page)

Julie Saylor &lt;julie.saylor@edcgov.us&gt;

---

## Increasing parking at Kirkwood

1 message

---

**GARY ELMASIAN** <cclmasian@sbcglobal.net>  
Reply-To: GARY ELMASIAN <cclmasian@sbcglobal.net>  
To: "julie.saylor@edcgov.us" <julie.saylor@edcgov.us>

Wed, May 6, 2015 at 11:04 PM

Dear Ms. Saylor,

We do not support the proposal to increase surface parking at Kirkwood for the following reasons:

1. Most importantly, there is already a surplus of parking at Kirkwood. If more is needed in future, specific plan already addresses this with less visual impact on the natural beauty of Kirkwood. Multilevel parking would preserve the meadow, forested and recreational land for residents and visitors.
2. The specific plan preserves this area for residents-parks, recreation, open space and employee housing-not for visitors.
3. Creation of more surface parking as proposed would mean removal of a large number of trees, many of which are mature. This would negatively impact the view from the meadow and from East Meadows. It would take decades to mitigate this since trees grow very slowly in this harsh environment.
4. This location would dangerously impact emergency response especially during busy weekends potentially putting pedestrians at risk and delaying response times. Additionally, it really makes no sense to have visitors near propane tanks, water treatment plant and the fire station.
5. The parking lot would remove one of the best sections of the meadow cross county trails-the outer loop.
6. Establishing a parking lot with a drain channel in this area would negatively impact the water quality in the meadow and downstream.

Sincerely,

Cathie and Gary Elmasian, 495 Larkspur, Kirkwood

(1 page)



Julie Saylor &lt;julie.saylor@edcgov.us&gt;

---

**Kirkwood school site**

1 message

---

**Maud Gleason** <maud@stanford.edu>  
To: "julie.saylor@edcgov.us" <julie.saylor@edcgov.us>

Thu, May 7, 2015 at 9:57 AM

To whom it may concern,

My husband Frederick Holley and I have owned a house at Kirkwood for 25 years. We strongly object to turning the school site into a parking lot on both esthetic and procedural grounds.

If it was a mistake to get rid of the Timber Creek parking lot and turn it over to development, then the parties that made money off of that development should pay to build a multi-story parking structure on an existing parking lot, the parking solution worked out over many meetings as part of the site specific plan.

Piecemeal re-zoning is a bad idea.

Sincerely,

Maud Gleason and Frederick Holley

74 Dangberg

Kirkwood

(1 page)



Julie Saylor <julie.saylor@edcgov.us>

**Re: Kirkwood school site**

1 message

Reid Bennett <reidbe@pacbell.net>

Thu, May 7, 2015 at 10:19 AM

To: "julie.saylor@edcgov.us" <julie.saylor@edcgov.us>, Maud Gleason <maud@stanford.edu>

Maud,  
Thank you!  
Reid

On Thu, 5/7/15, Maud Gleason <maud@stanford.edu> wrote:

Subject: Kirkwood school site  
To: "julie.saylor@edcgov.us" <julie.saylor@edcgov.us>  
Date: Thursday, May 7, 2015, 9:57 AM

To whom it may concern, My husband Frederick Holley and I have owned a house at Kirkwood for 25 years. We strongly object to turning the school site into a parking lot on both esthetic and procedural grounds. If it was a mistake to get rid of the Timber Creek parking lot and turn it over to development, then the parties that made money off of that development should pay to build a multi-story parking structure on an existing parking lot, the parking solution worked out over many meetings as part of the site specific plan. Piecemeal re-zoning is a bad idea. Sincerely, Maud Gleason and Frederick Holley 74 DangbergKirkwood

(2 pages)



Julie Saylor &lt;julie.saylor@edcgov.us&gt;

---

**Kirkwood School Site Parking Comments**

1 message

---

Rick Frey <rick.frey@outlook.com>  
To: julie.saylor@edcgov.us  
Cc: reidbe@pacbell.com

Thu, May 7, 2015 at 2:47 PM

Please present:

May 7, 2015

TC-TAC Meeting May 8, 2015

**Re: School Site Parking**

To Whom It May Concern:

We have had our lot at Kirkwood Meadows since the 1970's when we could only lease before ownership became available. At the time of the original development, many prophecies were put forth such as no building on the east side of the meadow, no development between Kirkwood Meadows Drive and the meadow, so on and so forth. With each new owner/developer came new predications and promises creating wary expectations amongst those of us that owned property. Of course, what ensued was what we consider a hodge-podge of leap frog development much of which was merely unattractive, unsightly sprawl.

More to the point, we had the understanding that under the most recent Kirkwood Specific Plan that the School Sight was sacrosanct and any future parking additions were to be in the form of multilevel parking developed at existing lots. To pave over the school site and add more acres of unsightly asphalt that will sit vacant most of the year makes no sense to us and violates the tenets laid out specifically for the school site and Kirkwood Meadows in general.

We are adamantly opposed to the rezoning and the development of this into parking and trust that you will deny this request.

Respectfully,

Rick & Jani Frey (Lot 35)  
8830 King Road

5/7/2015

Edcgov.us Mail - Kirkwood School Site Parking Comments

Loomis, CA 95650



(1 page)

Julie Saylor &lt;julie.saylor@edcgov.us&gt;

---

**proposed Kirkwood parking lot**

1 message

---

**Carolyn Tucher** <catucher@pacbell.net>  
To: julie.saylor@edcgov.us

Thu, May 7, 2015 at 10:29 PM

Ms. Julie Saylor, Secretary  
Tri-County Technical Advisory Committee

Dear Ms. Saylor:

We are writing to express our support for the position taken by the Kirkwood Utility District regarding the proposal to turn the Kirkwood school site into a parking lot. We believe the questions they raise express the concerns of the community at large. We hope the Tri-County Technical Advisory Committee will allow the project to proceed only if and when

- safety issues are resolved
- runoff is managed in a way that does not harm the meadow
- the parking plan's guidelines in the 2001 Kirkwood Specific Plan are adhered to

In addition, as residents of East Meadows, we certainly would be sorry to have trees cut down along the meadow's edge and replaced with parked cars.

Thank you for your assistance in forwarding our email to the members of the commission.

Sincerely,

Tony and Carolyn Tucher  
510 Larkspur  
Kirkwood, CA



(2 pages)  
Julie Saylor <julie.saylor@edcgov.us>

## Fwd: Kirkwood Specific Plan and upcoming TR-TAC meeting

1 message

**Aaron Mount** <aaron.mount@edcgov.us>  
To: Julie Saylor <julie.saylor@edcgov.us>

Mon, May 11, 2015 at 7:43 AM

TC-TAC comment

**Aaron Mount**  
Associate Planner

**County of El Dorado**  
Community Development Agency  
Planning Services  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5355 / FAX (530) 642-0508  
aaron.mount@edcgov.us

----- Forwarded message -----

From: **Sandy Sloan** <sandy.sloan@gmail.com>  
Date: Sun, May 10, 2015 at 9:41 AM  
Subject: Re: Kirkwood Specific Plan and upcoming TR-TAC meeting  
To: Brian Peters <bpeters@alpinecountyca.gov>, aaron.mount@edcgov.us  
Cc: "cbeatty@amadorgov.org" <cbeatty@amadorgov.org>, Zach Wood <zwood@alpinecountyca.gov>

Gentlemen:  
Please see above emails.  
I am wondering if your county counsels have opined about this matter yet.  
Thanks for your attention to this matter,  
Sandy Sloan

On Tue, Apr 28, 2015 at 4:01 PM, Brian Peters <bpeters@alpinecountyca.gov> wrote:

Sandy – The Alpine County Counsel is in the process of reviewing the question regarding approval of amendments to the Specific Plan. I expect to have a response by the end of this week.

Brian Peters

Community Development Director

Alpine County California

bpeters@alpinecountyca.gov

530-694-1361 (direct)

**From:** Sandy Sloan [mailto:sandy.sloan@gmail.com]  
**Sent:** Monday, April 27, 2015 10:40 AM  
**To:** cbeatty@amadorgov.org; Brian Peters  
**Subject:** Kirkwood Specific Plan and upcoming TR-TAC meeting

Hi Chuck and Brian--

I wanted to follow up on my question regarding whether an amendment to the Specific Plan needs to be approved by all 3 counties. I understand that a project that is consistent with the Specific Plan is approved by the county where the project is located, but my reading of Section 11.2 of the Plan (on page 100) is that since the Plan is now an ordinance in each of the three counties, an amendment to the Plan would need to be approved by each county. You both told me that you would check with your respective county counsels about this. When you've had this discussion, I'd appreciate a response.

Secondly, I know that one item TR-TAC asked the applicant for was an alternatives analysis. I'd appreciate knowing when these come in, so that the public can review them before the TR-TAC meeting.

Also, to let you know, the day after the TR-TAC meeting, the PUD set up an ad-hoc parking committee to consider over all parking issues in the area. The committee members are Nate Whaley (the representative of Kirkwood Capital Partners), Casey Blann from Vail, Michael Sharp and 3 members of the community (I am one). We have had one meeting but I am not sure what will happen next as Nate and Casey objected to a committee that was open to the public.

Thanks for your help,

Sandy Sloan



(1 page)

Julie Saylor <julie.saylor@edcgov.us>

---

## Proposed parking lot

1 message

---

BLVRSPG@aol.com <BLVRSPG@aol.com>

Wed, May 20, 2015 at 10:40 AM

To: julie.saylor@edcgov.us

Dear Julie:

We would like to include our names as opponents to the parking proposal. We agree with Sandy's arguments against the proposal.

sincerely,

Jim and Susie Richardson

(6 pages)



Julie Saylor <julie.saylor@edcgov.us>

**Fwd: FW: TC-TAC comment- proposed rezoning of Kirkwood Valley school site**

1 message

**Aaron Mount** <aaron.mount@edcgov.us>  
To: Julie Saylor <julie.saylor@edcgov.us>

Thu, May 21, 2015 at 10:35 AM

TC-TAC comment

**Aaron Mount**  
Associate Planner

**County of El Dorado**  
Community Development Agency  
Planning Services  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5355 / FAX (530) 642-0508  
aaron.mount@edcgov.us

----- Forwarded message -----

From: **Zach Wood** <zwood@alpinecountyca.gov>  
Date: Thu, May 21, 2015 at 10:27 AM  
Subject: FW: TC-TAC comment- proposed rezoning of Kirkwood Valley school site  
To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>, "Chuck Beatty (cbeatty@amadorgov.org)" <cbeatty@amadorgov.org>

Aaron and Chuck,

See the below letter from Mr. Graf. I will send him a confirmation of receipt for the comment.

ZW

From: grafs1@comcast.net [mailto:grafs1@comcast.net]  
Sent: Thursday, May 21, 2015 10:21 AM  
To: Zach Wood  
Cc: Graf, Al  
Subject: proposed rezoning of Kirkwood Valley school site

Zach Wood

Alpine County Community Development

50 Diamond Valley Road

Markleeville, CA 96120

Dear Sir:

I am writing to register my objections to the proposed rezoning of the Kirkwood Valley school site so that Kirkwood Capital Partners can build an unneeded parking lot on the site. My objections to this proposed rezoning are the following.

1. In January of 2015 I had to call on the Kirkwood Fire Department to help me during the occurrence of a medical emergency at my home in the Kirkwood Valley. The construction of a skier parking lot on the school site could create congestion that would delay the dispatching of KMPUD fire and emergency medical personnel on Loop Road when responding to emergencies. This is a risk to which the community should not be exposed.

2. The current school site zoning preserves a resource that will probably be needed as the valley is built out and more families elect to live in the Kirkwood Valley year round. It is short sided to turn this resource into a parking lot.

3. The construction of a 200+ space parking lot on the current school site, which is adjacent to the meadow conservation zone, could cause the meadow to be polluted by contaminant runoff from the asphalt parking surface of the proposed parking lot.

4. It would be nothing short of a crime to log off this site to add more asphalt to the valley. The trees on this site are predominantly the iconic California Red Fir which is found only in California and in a small portion of southwestern Oregon. The California Red Fir only grows on sites that are cooler in the summer, with moister soil, and that experience the deepest winter snow pack.

Source: [http://www.na.fs.fed.us/spfo/pubs/silvics\\_manual/Volume\\_1/abies/magnifica.htm](http://www.na.fs.fed.us/spfo/pubs/silvics_manual/Volume_1/abies/magnifica.htm)

Figure 1 shows the number of California Red Fir stands in the Sierra Nevada that are showing increasing death rates due to warming temperatures and declining snow pack. Figures 2 and 3 show, respectively, the increasing temperature and the declining snow pack the in Sierra Nevada, which are putting pressure on the California Red Fir.

5. I am particularly galled by the fact that Kirkwood Capital Partners chose to build housing units on the current Chair 9 parking lot and then turned around and proposed taking a community site by rezoning so that they can cover it with asphalt to replace the parking spaces that they, themselves, destroyed by building houses on them.

I urge the Members of the Tricounty Technical Advisory Board to reject the Kirkwood Capital Partners request to rezone the current school site so that an unneeded parking lot can be built on it. Before this site is turned into a parking lot, the proposed multi-story parking garage which is the Kirkwood valley plan should be considered. The earlier plan to build additional parking on the north side of State Route 88 should be reconsidered before a parking lot is approved for the current valley school site.

Sincerely,

5/21/2015

Edcgov.us Mail - Fwd: FW: TC-TAC comment- proposed rezoning of Kirkwood Valley school site

Al Graf

115 Glove Rock Road

P.O. Box 216

Kirkwood, CA 95646

Email: [grafs1@comcast.net](mailto:grafs1@comcast.net)<<mailto:grafs1@comcast.net>>

---

**3 attachments**



**Fig 1 SNN99 red fir prop dead 3.pdf**  
175K

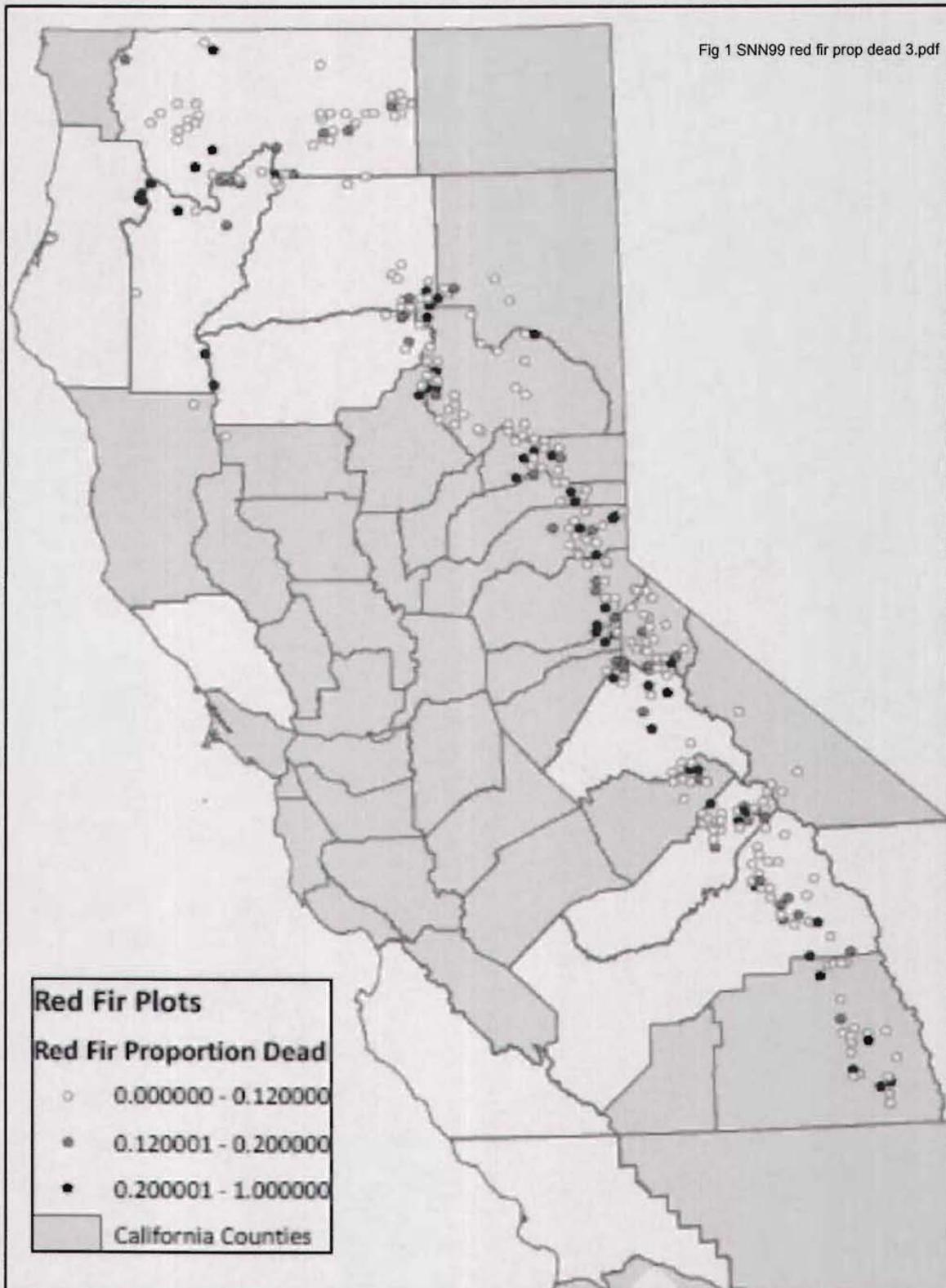


**Fig 2 SN111 western temp 1950 to 1997.pdf**  
4994K



**Fig 3 - 3 SNN96 -f20 tahoe snow depth april 1st data 1 w c.pdf**  
203K

Fig 1 SNN99 red fir prop dead 3.pdf



Source: Spatial and Ecological Analysis of Red Fir Decline in California Using FIA Data by Leif A. Mortenson

A thesis submitted to Oregon State University in partial fulfillment of the requirements for the degree of Master of Science Presented May 31, 2011

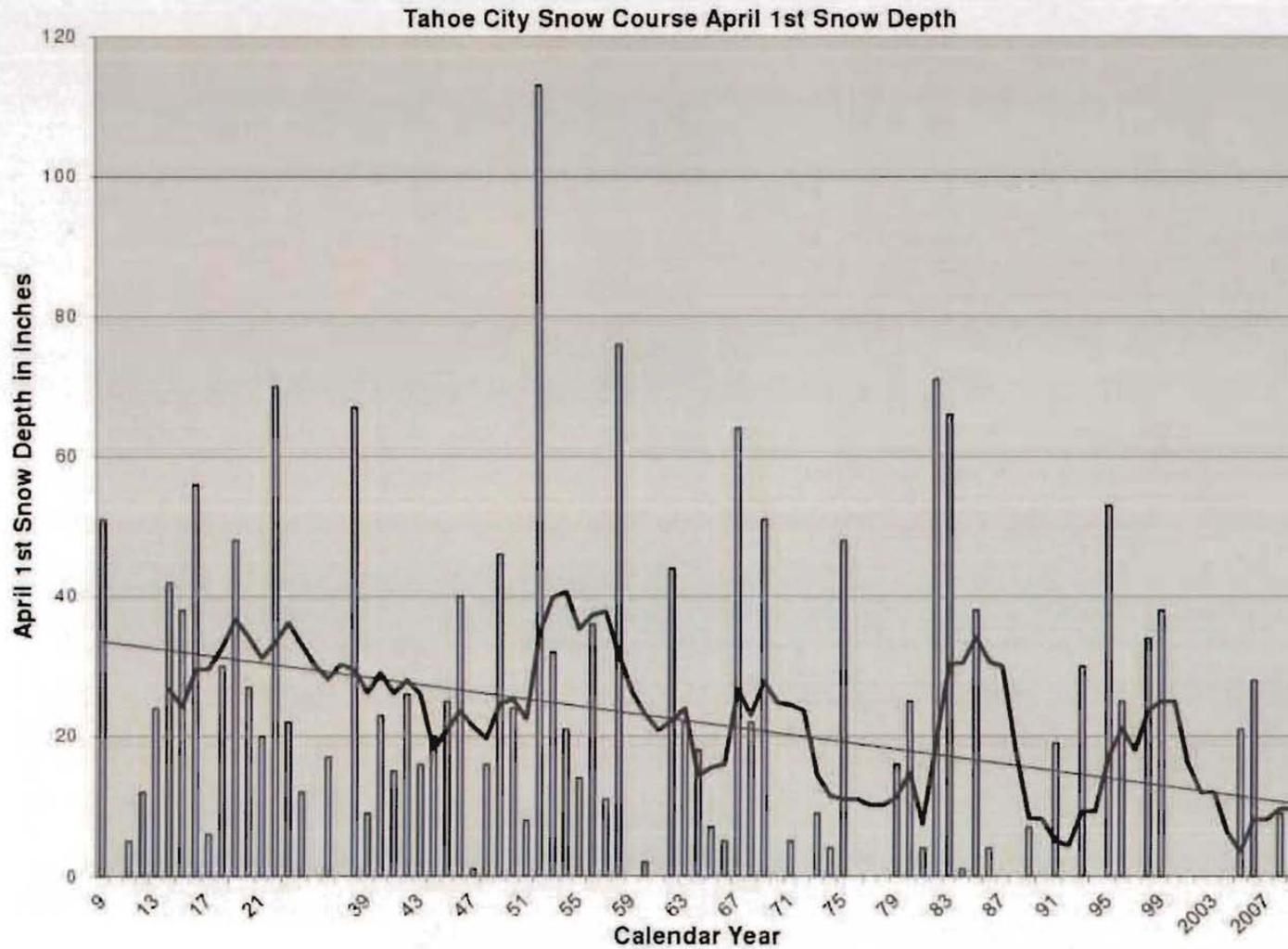
## b. temperature, 1950 to 1997



About half the stations had statistically significant trends, with a mean warming of 1.6°C per century.

Source: Variability and trends in Mountain Snowpack in Western North America, Philip W. Mote<sup>1</sup>, Alan F. Hamlet & Dennis P. Lettenmaier

## A Century of Decline in the Sierra Nevada Snow Pack © 2014 Al Graf





(5 pages)

Julie Saylor &lt;julie.saylor@edcgov.us&gt;

---

**Fwd: rezoning of the Kirkwood Valley school site**

1 message

---

**Aaron Mount** <aaron.mount@edcgov.us>  
To: Julie Saylor <julie.saylor@edcgov.us>

Thu, May 21, 2015 at 10:43 AM

TC-TAC comment.

**Aaron Mount**  
Associate Planner**County of El Dorado**  
Community Development Agency  
Planning Services  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5355 / FAX (530) 642-0508  
aaron.mount@edcgov.us

----- Forwarded message -----

From: <grafs1@comcast.net>  
Date: Thu, May 21, 2015 at 10:40 AM  
Subject: rezoning of the Kirkwood Valley school site  
To: aaron.mount@edcgov.us  
Cc: "Graf, Al" <grafs1@comcast.net>**Aaron Mount**  
Associate Planner  
El Dorado County  
Community Development Agency  
2850 Fairlane Court  
Placerville, CA 95667

Dear Sir:

I am writing to register my objections to the proposed rezoning of the Kirkwood Valley school site so that Kirkwood Capital Partners can build an unneeded parking lot on the site. My objections to this proposed rezoning are the following.

1. In January of 2015 I had to call on the Kirkwood Fire Department to help me during the occurrence of a medical emergency at my home in the Kirkwood Valley. The construction of a skier parking lot on the school site could create congestion that would delay the dispatching of KMPUD fire and emergency medical personnel on Loop Road when responding to emergencies. This is a risk to which the community should not be exposed.
2. The current school site zoning preserves a resource that will probably be needed as the valley is built out and more families elect to live in the Kirkwood Valley year round. It is short sided to turn this resource into a parking lot.

3. The construction of a 200+ space parking lot on the current school site, which is adjacent to the meadow conservation zone, could cause the meadow to be polluted by contaminant runoff from the asphalt parking surface of the proposed parking lot.

4. It would be nothing short of a crime to log off this site to add more asphalt to the valley. The trees on this site are predominantly the iconic California Red Fir which is found only in California and in a small portion of southwestern Oregon. The California Red Fir only grows on sites that are cooler in the summer, with moister soil, and that experience the deepest winter snow pack.

Source: [http://www.na.fs.fed.us/spfo/pubs/silvics\\_manual/Volume\\_1/abies/magnifica.htm](http://www.na.fs.fed.us/spfo/pubs/silvics_manual/Volume_1/abies/magnifica.htm)

Figure 1 shows the number of California Red Fir stands in the Sierra Nevada that are showing increasing death rates due to warming temperatures and declining snow pack. Figures 2 and 3 show, respectively, the increasing temperature and the declining snow pack the in Sierra Nevada, which are putting pressure on the California Red Fir.

5. I am particularly galled by the fact that Kirkwood Capital Partners chose to build housing units on the current Chair 9 parking lot and then turned around and proposed taking a community site by rezoning so that they can cover it with asphalt to replace the parking spaces that they, themselves, destroyed by building houses on them.

I urge the Members of the Tricounty Technical Advisory Board to reject the Kirkwood Capital Partners request to rezone the current school site so that an unneeded parking lot can be built on it. Before this site is turned into a parking lot, the proposed multi-story parking garage which is the Kirkwood valley plan should be considered. The earlier plan to build additional parking on the north side of State Route 88 should be reconsidered before a parking lot is approved for the current valley school site.

Sincerely,  
Al Graf  
115 Glove Rock Road  
P.O. Box 216  
Kirkwood, CA 95646  
Email: [grafs1@comcast.net](mailto:grafs1@comcast.net)

---

### 3 attachments



**Fig 1 SNN99 red fir prop dead 3.pdf**  
175K

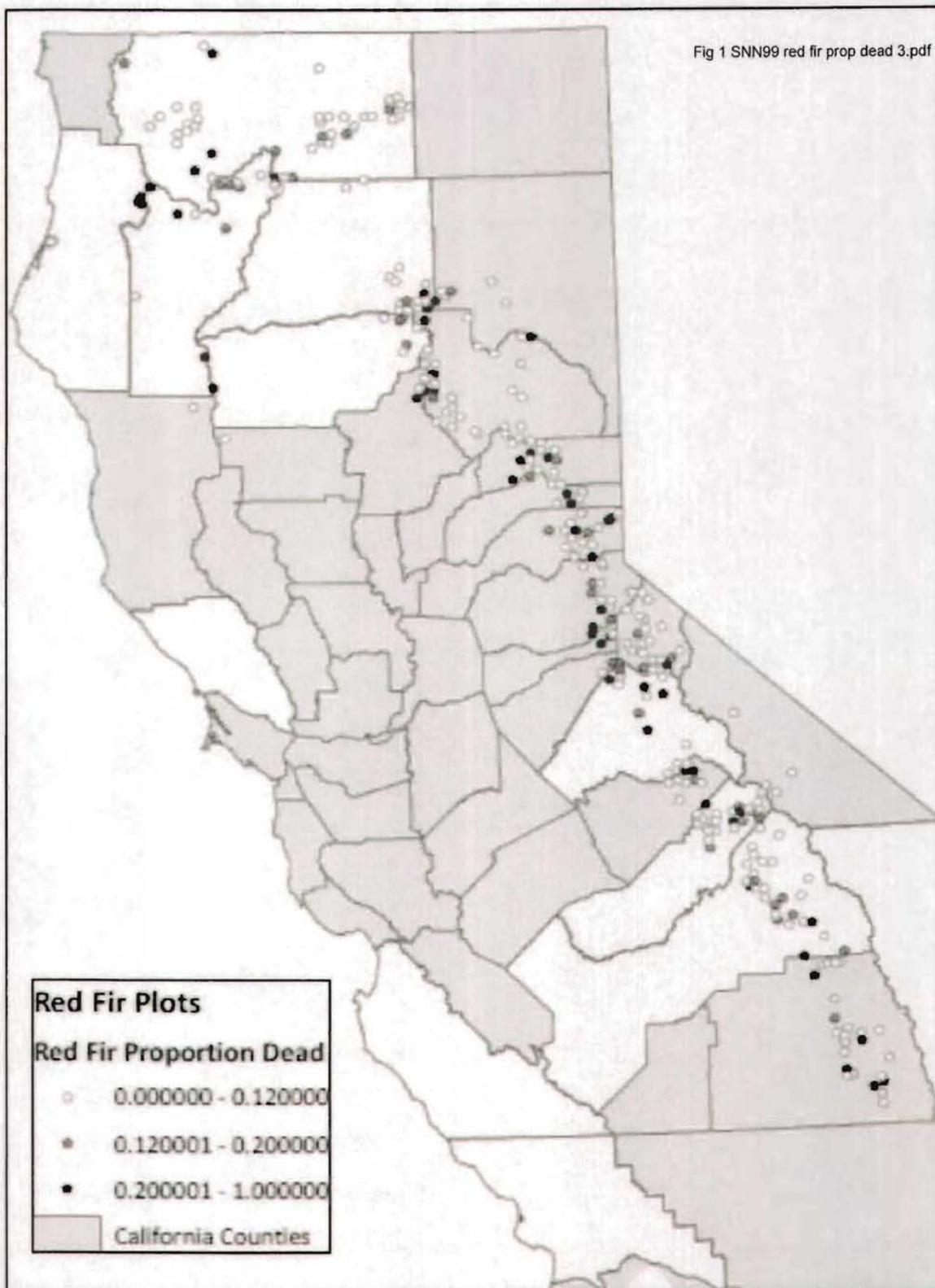


**Fig 2 SN111 western temp 1950 to 1997.pdf**  
4994K



**Fig 3 - 3 SNN96 -f20 tahoe snow depth april 1st data 1 w c.pdf**  
203K

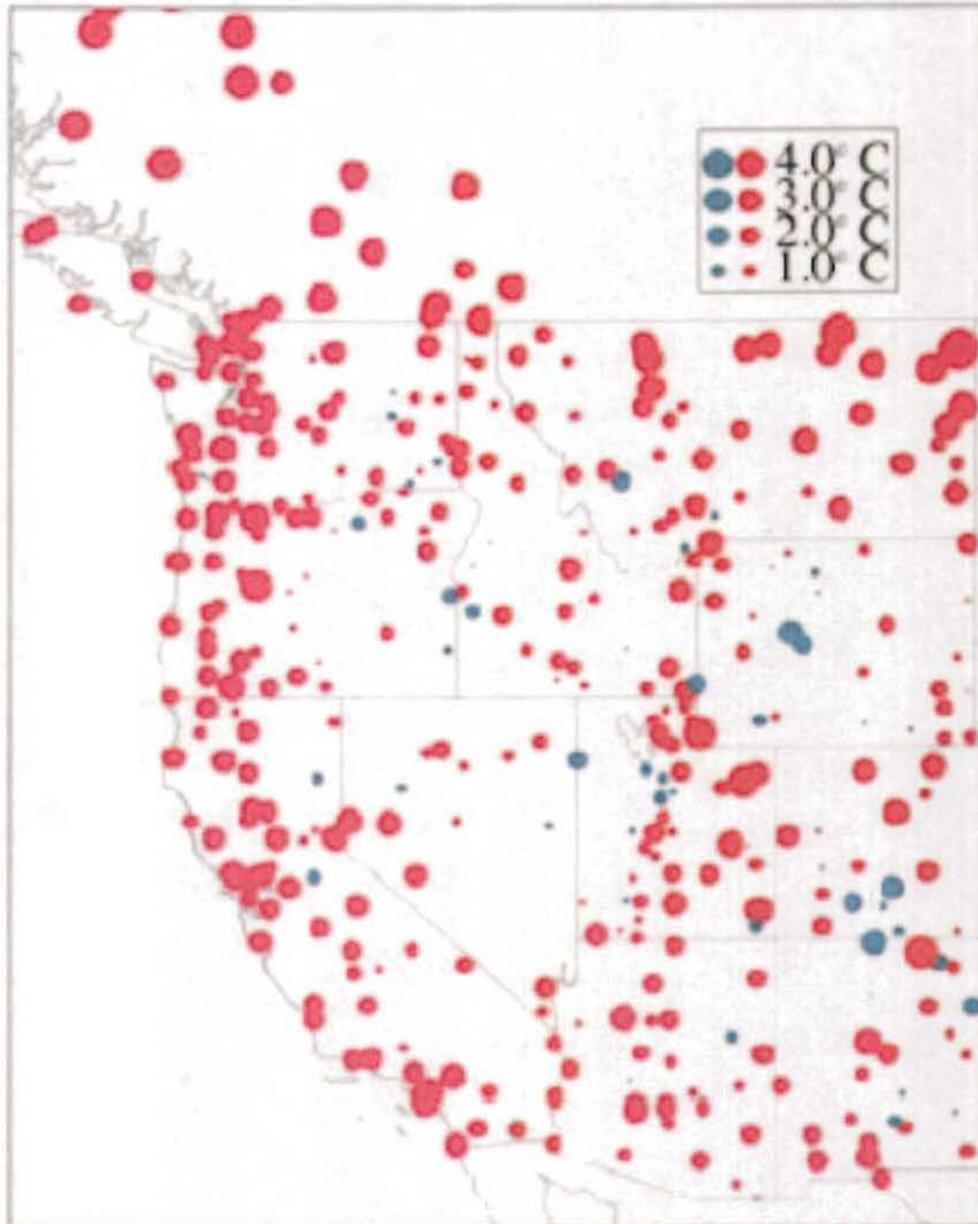
Fig 1 SNN99 red fir prop dead 3.pdf



Source: Spatial and Ecological Analysis of Red Fir Decline in California Using FIA Data by Leif A. Mortenson

A thesis submitted to Oregon State University in partial fulfillment of the requirements for the degree of Master of Science Presented May 31, 2011

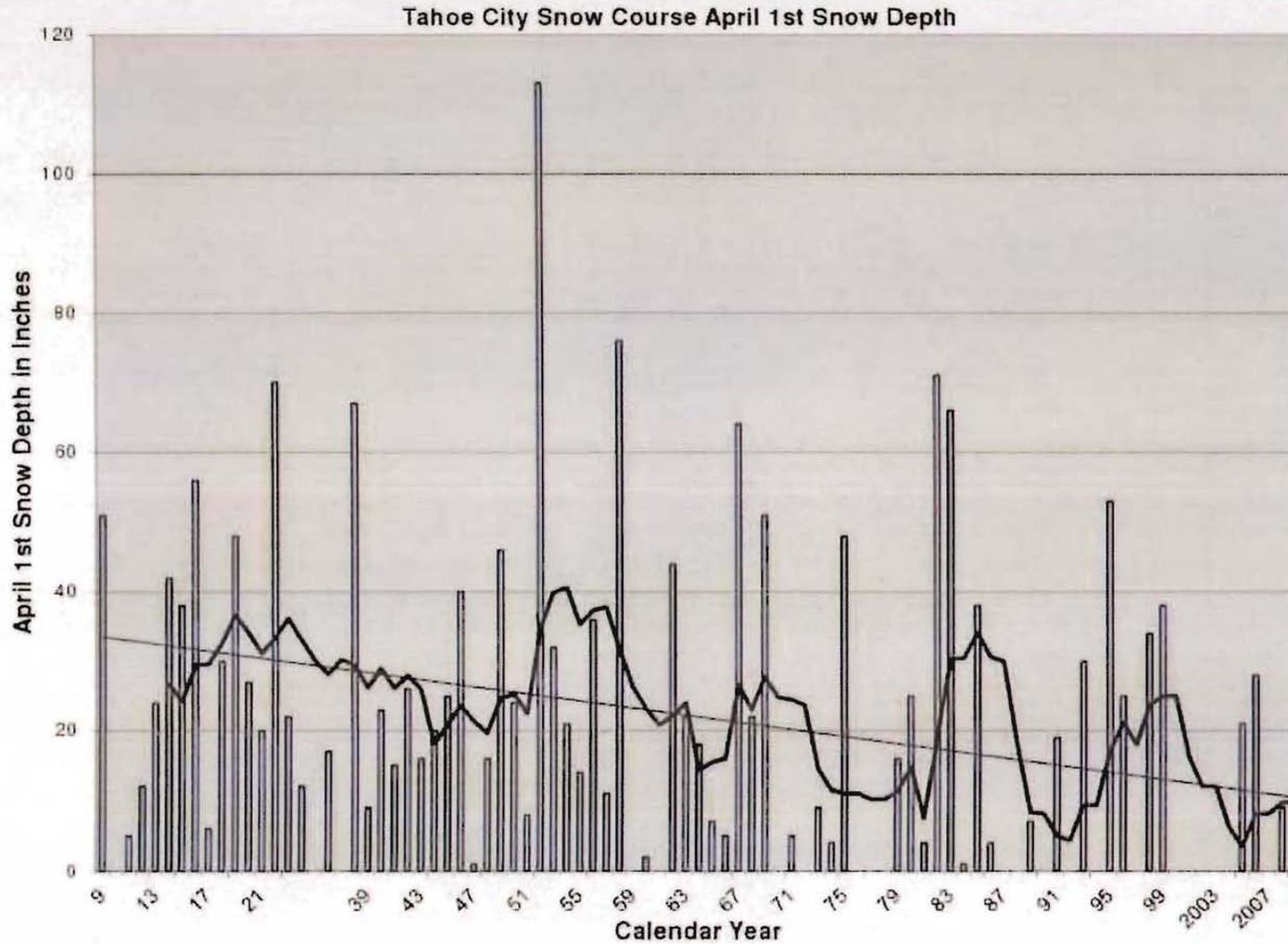
## b. temperature, 1950 to 1997



About half the stations had statistically significant trends, with a mean warming of 1.6°C per century.

Source: Variability and trends in Mountain Snowpack in Western North America, Philip W. Mote<sup>1</sup>, Alan F. Hamlet & Dennis P. Lettenmaier

## A Century of Decline in the Sierra Nevada Snow Pack © 2014 Al Graf





(21 pages)

Julie Saylor &lt;julie.saylor@edcgov.us&gt;

## Fwd: Kirkwood Community Comments - School Site Parcel

1 message

**Aaron Mount** <aaron.mount@edcgov.us>  
To: Julie Saylor <julie.saylor@edcgov.us>

Wed, May 27, 2015 at 8:51 AM

TC-TAC comments

**Aaron Mount**  
Associate Planner

**County of El Dorado**  
Community Development Agency  
Planning Services  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5355 / FAX (530) 642-0508  
aaron.mount@edcgov.us

——— Forwarded message ———

From: **Sandy McKay** <SMcKay@kmpud.com>

Date: Wed, May 27, 2015 at 8:50 AM

Subject: Kirkwood Community Comments - School Site Parcel

To: "Aaron Mount (aaron.mount@edcgov.us)" <aaron.mount@edcgov.us>, "Chuck Beatty (cbeatty@amadorgov.org)" <cbeatty@amadorgov.org>, "Zach Wood (zwood@alpinecountyca.gov)" <zwood@alpinecountyca.gov>

Cc: Michael Sharp <msharp@kmpud.com>, Standish O'Grady <sho@ogrady.us>, Peter Dornbrook <kmpudboarddornbrook@gmail.com>, Bob Ende <rende@mac.com>, Bob Epstein <bob@bobepstein.to>, "Eric Richert (eric.richert@gmail.com)" <eric.richert@gmail.com>, "clerkoftheboard@amadorgov.org" <clerkoftheboard@amadorgov.org>, Teola Tremayne <ttremayne@alpinecountyca.gov>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "planning@amadorgov.org" <planning@amadorgov.org>, Susan Grijalva <sgrijalva@amadorgov.org>, Brian Peters <bpeters@alpinecountyca.gov>, "Casey Blann (CBlann@vailresorts.com)" <CBlann@vailresorts.com>, "Nate Whaley (nwhaley@kirkwoodcp.com)" <nwhaley@kirkwoodcp.com>, Allan Sapp <allansapp@gmail.com>, "Sandy Sloan (sandy.sloan@gmail.com)" <sandy.sloan@gmail.com>, "Geoff Smith (gmssmith@ix.netcom.com)" <gmssmith@ix.netcom.com>

Dear Tri County Technical Advisory Committee Members:

Attached please find a letter from Michael Sharp regarding the proposed rezoning of the school site parcel in Kirkwood, along with attachments as described in his letter.

Best regards,

Sandy

Sandy McKay

Project Coordinator

**Kirkwood Meadows Public Utility District**

5/27/2015

Edcgov.us Mail - Fwd: Kirkwood Community Comments - School Site Parcel

P.O. Box 247, 33540 Loop Road

Kirkwood, CA 95646

209-258-4444 x110

www.kmpud.com

---

**7 attachments**



**TC TAC Community Comments.pdf**

113K



**KMPUD Questions School Site Parking TCTAC 20150410.pdf**

80K



**TC-TAC School Site Parking 04272015.pdf**

146K



**Kirkwood\_Community\_TriTAC\_Letter.pdf**

104K



**Kirkwood\_Community\_TriTAC\_AdditionalComments.pdf**

71K



**Project Description.pdf**

91K



**Site Maps.pdf**

120K



May 26, 2015  
Via email

Mr. Aaron Mount  
EL DORADO COUNTY COMMUNITY DEVELOPMENT  
2850 Fair Lane Court  
Placerville, CA 95667  
[aaron.mount@edcqa.gov](mailto:aaron.mount@edcqa.gov)

Mr. Chuck Beatty  
AMADOR COUNTY PLANNING DEPARTMENT  
810 Court Street  
Jackson, CA 95642  
[cbeatty@amadorgov.org](mailto:cbeatty@amadorgov.org)

Mr. Zach Wood  
ALPINE COUNTY COMMUNITY DEVELOPMENT  
50 Diamond Valley Road  
Markleeville, CA 96120  
[zwood@alpinecountyca.gov](mailto:zwood@alpinecountyca.gov)

Re: **Community Comments re Proposed Rezoning of School Site Parking Lot**

Dear Tri-County Technical Advisory Committee Members:

As you are aware the Kirkwood Meadows Public Utility District (District) has been involved in the public review process regarding Kirkwood Capital Partners' (aka Village East, LLC's) proposal to rezone the school site parcel to accommodate a 193-vehicle parking lot.

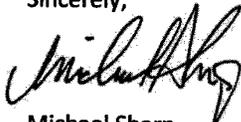
Two documents have previously been forwarded to TC-TAC including a list of questions and concerns raised by the District for the April 10, 2015 TC-TAC meeting, and a follow-up letter dated April 27, 2015 that consolidated many of the concerns into safety and environmental issues, and adherence to the planning documents that govern development in Kirkwood. These documents are attached for your reference.

In an effort to illustrate the importance of the potential impacts of this project to the community, attached please find a list of 281 Kirkwood homeowners who support the District's concerns with the proposed project. Also attached are comments that people in the community wanted to share. A copy of the Project Description and site map is attached as well.

We understand this topic will be on the Agenda for the TC-TAC meeting tentatively scheduled on June 12<sup>th</sup> for further discussion. The District and the listed Kirkwood homeowners ask that you consider and address the questions and concerns raised.

Please feel free to contact me should you have any questions or comments.

Sincerely,



Michael Sharp  
General Manager

P.O. Box 247  
Kirkwood, CA 95646  
[www.kmpud.com](http://www.kmpud.com)

(209) 258-4444  
Fax (209) 258-8727  
e-mail: [kmpud@volcano.net](mailto:kmpud@volcano.net)

TC-TAC Public Comment  
PC Rcvd 05-07-15 to 05-27-15

Tri-County Technical Advisory Committee  
May 26, 2015  
Page Two

cc: KMPUD Board of Directors:  
Standish O'Grady [sho@ogrady.us](mailto:sho@ogrady.us)  
Peter Dornbrook [kmpudboarddornbrook@gmail.com](mailto:kmpudboarddornbrook@gmail.com)  
Robert Ende [rende@mac.com](mailto:rende@mac.com)  
Robert Epstein [bob@bobepstein.to](mailto:bob@bobepstein.to)  
Eric Richert [eric.richert@gmail.com](mailto:eric.richert@gmail.com)

Board of Supervisors:  
Amador County [clerkoftheboard@amadorgov.org](mailto:clerkoftheboard@amadorgov.org)  
Alpine County [ttremayne@alpinecountyca.gov](mailto:ttremayne@alpinecountyca.gov)  
El Dorado County [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)

Amador County Planning Commission: [planning@amadorgov.org](mailto:planning@amadorgov.org)  
Andy Byrne  
Caryl Callsen  
Ray Ryan  
Ray Lindstrom  
Dave Wardall

Amador County TAC (Planning/Environmental Health/Public Works/Building Depts.)

Susan Grijalva, Planning Director, Amador County [sgrijalva@amadorgov.org](mailto:sgrijalva@amadorgov.org)  
Brian Peters, Planning Director, Alpine County [bpeters@alpinecountyca.gov](mailto:bpeters@alpinecountyca.gov)  
Casey Blann, Kirkwood Mountain Resort [cblann@vailresorts.com](mailto:cblann@vailresorts.com)  
Nate Whaley, Kirkwood Capital Partners, LLC [nwhaley@kirkwoodcp.com](mailto:nwhaley@kirkwoodcp.com)  
Allan Sapp [allansapp@gmail.com](mailto:allansapp@gmail.com)  
Sandy Sloan [sandy.sloan@gmail.com](mailto:sandy.sloan@gmail.com)  
Geoff Smith [smithgeoff17@gmail.com](mailto:smithgeoff17@gmail.com)

## **KIRKWOOD MEADOWS PUBLIC UTILITY DISTRICT**

### **KIRKWOOD SCHOOL SITE PARKING PLAN QUESTIONS FOR DISCUSSION AT TC-TAC MEETING – APRIL 10, 2015**

1. What is the process of approval of this plan through Amador County?
2. Should the Kirkwood Master Parking Plan, referred to in the Specific Plan, be updated given the development of Chair 9 parking, the proposed expanded parking on Kirkwood Meadows Drive, and this new proposal? As an example, the Chair 9 lot capacity in the report shows 370-400 cars, way over the current estimate.
3. Parking Plan mentions that additional parking would come from multi-floor parking structures on the site of an existing surface parking area. Status of this plan?
4. What happened to the planned expansion of the Chair 7 parking lots to accommodate the lost spaces from the Chair 9 expansion?
5. Footnote #2 at the end of Section 4.9 of the Specific Plan reads:

“Six (6) acre site deeded by KMR to Alpine County Unified School District for school use only. This does not preclude the use of the existing school located in Sun Meadows 4. In the event that a school is not constructed on the dedicated parcel and the area reverts to KMR or its successor, the parcel is restricted from any use or uses except parks and recreation facilities.” How is this addressed?
6. Will existing utility easements be abandoned and new ones formulated? Will new easements be needed for the BLA's?
7. What CEQA process will be required? An Environmental Impact Report? Who will be the lead agency?
8. Has a study been completed to measure the potential environmental impacts of the construction of this parking lot, including the potential impacts to the ground water supply and degradation of the meadow?
9. What studies will be performed to measure the impacts to water quality with the narrowing of the existing channel and the surface runoff from the parking area? Will a grease/oil interceptor be required?
10. Will an arborist be hired to forecast the impact of the proposed tree removal on the remaining trees?
11. Will this proposed lot be designed with or without curbs to collect water runoff?
12. How is snow storage addressed? Currently this lot is used for snow storage for Vail's Vehicle Maintenance Shop.

13. How will litter and restroom facilities be addressed?
14. How will skier traffic be routed from the parking lot to the ski slopes? Walkways considered? Additional security?
15. With this plan both sides of Loop Road will be impacted by heavy skier traffic – how will emergency vehicles gain unimpeded access in and out of the Fire House?
16. What provisions or planning steps have been made to protect the dangerous areas of the Vehicle Maintenance Shop, Wastewater Treatment Plant and the Propane Storage/Dispensing area from close skier traffic? Would fencing be required? No smoking area.
17. Has the proponent investigated redesigning the layout, moving the majority of the spaces to the south by continuing the drainage culvert? This could eliminate removing most of the trees to the north and south.



**KIRKWOOD MEADOWS  
PUBLIC UTILITY DISTRICT**

April 27, 2015  
Via email

Mr. Aaron Mount  
EL DORADO COUNTY COMMUNITY DEVELOPMENT  
2850 Fair Lane Court  
Placerville, CA 95667  
[aaron.mount@edcgov.us](mailto:aaron.mount@edcgov.us)

Mr. Chuck Beatty  
AMADOR COUNTY PLANNING DEPARTMENT  
810 Court Street  
Jackson, CA 95642  
[cbeatty@amadorgov.org](mailto:cbeatty@amadorgov.org)

Mr. Zach Wood  
ALPINE COUNTY COMMUNITY DEVELOPMENT  
50 Diamond Valley Road  
Markleeville, CA 96120  
[zwood@alpinecountyca.gov](mailto:zwood@alpinecountyca.gov)

Re: **Kirkwood Specific Plan Amendment and Rezone – School Site Parking Lot**

Dear Tri-County Technical Advisory Committee Members:

Please accept this as further correspondence and request for clarification from the Kirkwood Meadows Public Utility District (District) regarding Village East, LLC's proposed Specific Plan Amendment and Rezone to allow for a parking lot at the currently zoned school site at Kirkwood.

At the Tri-County Technical Advisory Committee (TC-TAC) meeting held on April 10, 2015 the Committee heard many questions raised by Kirkwood community members, but it was left unclear as to who and when these questions would be answered. The District has been fielding many information requests asking if these questions will be addressed. It would be beneficial if TC-TAC could answer these questions and at least provide a timeline or framework on dealing with public review at the next meeting scheduled for Friday, May 8<sup>th</sup>. As an ex-officio member of the Committee, the District would like to understand how the many issues raised will be addressed by TC-TAC.

The Committee divided the proposal into two parts, the zoning change request and the actual construction aspects that would be handled under a separate proposal.

As far as the zoning change, the Committee wanted to insure that the application is complete, while leaving the decision making process to the Amador Planning Commission and the Amador Board of Supervisors. Please confirm that TC-TAC will not only make sure that the application is complete, but will also make a recommendation as to the appropriateness of this proposal. Attached is the TC-TAC formation document which states that the purpose of this Committee is to "develop and implement a cooperative and integrated program of land-use regulation for the Planning Area in order that the unique aesthetic attributes of the Planning Area shall be preserved and strengthened". Given this stated purpose, it is important that the Committee address the land use issues raised and recommend whether the proposal conforms to the existing Specific Plan and Master Parking Plan, and whether the proposal is consistent with Kirkwood's "unique aesthetic attributes".

The District has significant concerns and needs to understand how these concerns will be resolved, including:

P.O. Box 247  
Kirkwood, CA 95646  
[www.kmpud.com](http://www.kmpud.com)

(209) 258-4444  
Fax (209) 258-8727  
e-mail: [kmpud@volcano.net](mailto:kmpud@volcano.net)

TC-TAC Public Comment  
PC Rcvd 05-07-15 to 05-27-15

1. The number of parking spaces proposed will, at times, create a volume of auto and pedestrian traffic on the north leg of Loop Road that will prevent emergency vehicles from responding quickly to emergency calls. Existing parking lots already prevent use of the south leg of Loop Road when skier traffic is present; the proposal will at times completely block emergency traffic from moving quickly from the District's firehouse and onto Kirkwood Meadows Drive.
2. The parking lot location will cause more cars and people to be walking and driving very close to the District's main propane tanks, dispensing equipment, the District's emergency diesel fuel tank and the Wastewater Treatment Plant. How will this significant safety and security problem be addressed?
3. The District is concerned about additional parking lot runoff draining into the meadow, and ultimately into the groundwater supply. There may be ways to mitigate this risk, but the current proposal provides no indication of mitigation nor even acknowledgment that the risk exists.

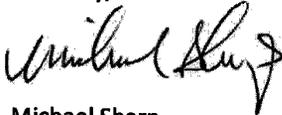
Additionally, the District recommends the 2001 Master Parking Plan, referenced as the governing document for parking in Chapter 5 of the Kirkwood Specific Plan, be reviewed to insure that the guidelines set forth are being followed.

At the close of the April 10<sup>th</sup> meeting TC-TAC requested from the proponent: 1) a broader aerial view of the site (north and east), likely in two maps to preserve the scale, showing all of Loop Road (Firehouse ingress and egress) and East Meadows; 2) a Metes and Bounds description for alignment and an affinity map showing tree locations and other descriptions of the 2-acre site made as an overlay to the map(s); and 3) to provide alternative solutions and a justification of the project. The District supports and appreciates these requests.

In summary the District asks that in reviewing the proposed project, the Committee consider all safety issues raised and adherence to the planning documents that govern development within Kirkwood.

Please let me know if you have any questions on the above comments.

Sincerely,



Michael Sharp  
General Manager

Attachment: TC-TAC Formation Document

cc: KMPUD Board of Directors  
Terry Woodrow  
Lynn Morgan  
Brian Peters  
Susan Grijalva  
Casey Blann  
Nate Whaley  
Parking Committee



May 26, 2015

To: Members of the Tri-County Technical Advisory

As residents of the Kirkwood Community we have read and support the questions and concerns brought up by the Kirkwood Meadows Public Utility District in their correspondence to you dated April 10th and April 27th, 2015 related to the proposed zoning change for the Kirkwood school site. We urge you to respond to these issues and not let the project advance until these items have been resolved.

Thank you for your consideration.

**Steven Allen**  
The Meadows #105  
**Hans Apel**  
140 Sorrell Court  
**Richard Arri**  
Edelweiss #2  
**Stephanie Arri**  
Edelweiss #2  
**Sharon Ashley**  
**Deanna Avakian**  
**Charles Ballantyne**  
34111B Yarrow Place,  
34120A Kirkwood  
Meadows Drive  
**Shirley Ballantyne**  
34111B Yarrow Place,  
34120A Kirkwood  
Meadows Drive  
**Dick Baxter**  
**Kevin Beckstead**  
360 East Meadows Drive  
**Mark Beckstead**  
360 East Meadows Drive  
**Reid Bennett**  
33950 Dangberg Dr, 33940  
Dangberg Dr  
**Chris Benz**  
Meadowstone #305  
**Connie Benz**

**Al Graf**  
115 Glove Rock Rd,  
Mountain Club #319 &  
#321  
**Gregory Greenwood**  
**Nola Hague**  
34231 Fremont  
**Patricia Hall**  
**Glenna Hammond**  
Sorrell Court  
**Robert Hammond**  
Sorrell Court  
**David Hannon**  
153 Hawkweed  
**Greg Hanson**  
34125 Fremont Rd  
**Greg Hawthorne**  
33824 Fremont Road  
**Susan Hawthorne**  
33824 Fremont Road  
**Martie Helmreich**  
115 Glove Rock Rd,  
Mountain Club #319 &  
#321  
**Louis Hewitson**  
1120 KIRKWOOD  
MEADOWS DR #101  
**Jim Hill**  
33961 Dangberg Dr

**Bertrand Perroud**  
33986 Fremont Road  
**John Pihl**  
Sun Meadows III #205  
**Karen Pihl**  
**Jim Plummer**  
Meadowstone #202  
**Patti Plummer**  
Meadowstone #202  
**Molly Pyramid Peak**  
**Properties**  
**Jim Reilly**  
35 Cornice Court,  
Meadowstone Lodge  
**Lisa Reilly**  
35 Cornice Court,  
Meadowstone Lodge  
**Patricia Rodgers**  
**Garry Rodrigue**  
**Helen Roosli**  
33901 Dangberg Drive,  
33911 Dangberg Drive  
**Walter Roosli**  
33901 Dangberg Drive,  
33911 Dangberg Drive  
**Amy Roth**  
142 Glove Rock Rd  
**Jim Sacherman**  
34070 Yarrow Place

Meadowstone #305	<b>Jullianne Hinrichsen</b>	<b>Karen Sacherman</b>
<b>Jannet Benz</b>	33949 Fremont Rd	34070 Yarrow Place
<b>Mark Benz</b>	<b>Patrick Hinrichsen</b>	<b>Ronald Salviolo</b>
50835 Merrill Road	33949 Fremont Rd	34115 Dangberg Drive
<b>Michael &amp; Karin Beumer-</b>	<b>Jan Holland-Hill</b>	<b>Mark &amp; Karen Sambrailo</b>
<b>Browner</b>	33961 Dangberg Dr	<b>Basil Sanborn</b>
279 Larkspur Dr	<b>Fred Holley</b>	33871 Dangberg Dr
<b>Dale Bleecher</b>	74 Dangberg	<b>Tracy Sanborn</b>
34001 Hawkweed Way	<b>Chris Jensen</b>	<b>Eugene Sanders</b>
<b>Maria Bleecher</b>	33880 Hawkweed Way	Sun Meadows 1, #201
<b>Sharon Blosk</b>	<b>Vickie Jensen</b>	<b>Allan Sapp</b>
<b>John Boyko</b>	33880 Hawkweed Way	33770 Hawkweed Way
33920 Dangberg Drive	<b>Ann Johnston</b>	<b>Holden Sapp</b>
<b>Kristen Breck</b>	50832 Merrill Rd	33770 Hawkweed Way
20 Aster Court	<b>Cliff Johnston</b>	<b>P. J. Sapp</b>
<b>Ted Breck</b>	50832 Merrill Rd	33770 Hawkweed Way
<b>Bill Buckingham</b>	<b>Allan Jones</b>	<b>Elaine Sargent</b>
216 East Meadows Drive	The Meadows #128	33852 Fremont Rd
<b>Josefa Buckingham</b>	<b>Patricia Jones</b>	<b>Gary Sargent</b>
216 East Meadows Drive	<b>Ted Jones</b>	33852 Fremont Rd
<b>Norman Burkhard</b>	<b>Sumi Kaga</b>	<b>George Schneider</b>
50794 Merrill Rd	<b>Adrian Kayari</b>	33970 Dangberg Dr
<b>Pam Burton</b>	67 Larkspur	<b>Laura Schneider</b>
140 Sorrell Court	<b>Vanessa Kayari</b>	33970 Dangberg Dr
<b>Charles Buxton</b>	67 Larkspur	<b>Walter Schoenenberger</b>
33921 Dangberg	<b>Chris Kearney</b>	<b>Caroline Scott</b>
<b>Helene Cahen</b>	47 Larkspur	The Meadows #106
<b>William Carlson</b>	<b>Don Kennelly</b>	Palisades lots 8 and 15
The Towers #110	The Meadows #205	<b>Eugene Serabyn</b>
<b>Debbie Cathcart</b>	<b>Richard Kettles</b>	<b>Kate Sheeline</b>
34120 Dangberg Dr	40 Aster Court	205 Sorrel Court
<b>Tom Cathcart</b>	<b>Carolyn Killeen</b>	<b>Kip Sheeline</b>
34120 Dangberg Dr	34184 Yarrow Place	205 Sorrel Court
<b>Mi Chwa</b>	<b>Tom Killeen</b>	<b>Greg Shriver</b>
33968 Fremont Rd	34184 Yarrow Place	Lost Cabin #9
<b>Lisa Clarey-Lawler</b>	<b>Bert King</b>	<b>Nancy Shriver</b>
378 East Meadows Drive	Sun Meadows 2, Unit #304	Lost Cabin #9
<b>Nancy Clark</b>	<b>Jerry Kinnan</b>	<b>Richard Slepian</b>
Sun Meadows 4 #211	34163 Yarrow Place	1120 Kirkwood Meadows
<b>Jean-Francois Clavier</b>	<b>Pat Kinnan</b>	Drive, Mountain Club
Sentinels West #14	34163 Yarrow Place	219/221
<b>Bruce Coblentz</b>	<b>Don Klein</b>	<b>Sandy Sloan</b>
34197 Fremont Rd	50862 Fremont Ct	65 Sorrel Court
<b>Andrew Coleman</b>	<b>Marylyn Klein</b>	<b>Geoff Smith</b>
284 East Meadows Drive	50862 Fremont Ct	Lot 149A
<b>Jordan Coleman</b>	<b>Darryl Koivisto</b>	<b>Melene Smith</b>
34075 Yarrow Place	<b>Daniel Kozlowski</b>	Lot 149A
<b>Tina Coleman</b>	<b>James Kreimer</b>	<b>Robert Smith</b>

284 East Meadows Drive	<b>Joie Krossa</b>	<b>Jan Soderstrom</b>
<b>Tracy Coleman</b>	584 East Meadows Drive	Meadowstone #403
34075 Yarrow Place	<b>Ken Krossa</b>	<b>Richard Stanley</b>
<b>Susan Conner</b>	584 East Meadows Drive	<b>Peter Stent</b>
Sun Meadows 2, Unit #304	<b>Bruce Lawler</b>	<b>Cheryl Stern</b>
<b>John Copren</b>	378 East Meadows Drive	1150 Kirkwood Meadows
Edelweiss #8	<b>Kateri Livingston</b>	Drive #4
<b>Patricia Cox</b>	203 Meadowstone Lodge	<b>Jim Streng</b>
34091 Fremont Rd	<b>Philip Livingston</b>	Base Camp
<b>Betty Crews</b>	203 Meadowstone Lodge	<b>Ulrike Sujansky</b>
243 Larkspur	<b>Andrew Loft</b>	Timber Ridge #102, Sun
<b>Fred Crews</b>	195 Palisades Drive	Meadows 3 #105
243 Larkspur	<b>Cami Loft</b>	<b>Walter Sujansky</b>
<b>Libby Culver</b>	<b>Bryan Loll</b>	Timber Ridge #102, Sun
33920 Dangberg Drive	33965 Fremont Rd	Meadows 3 #105
<b>Bob Cushing</b>	<b>Grace Loll</b>	<b>Cossette Sun</b>
33906 Fremont Rd	33965 Fremont Rd	50975 Wintergreen Way
<b>Margo Cushing</b>	<b>John Longinotti</b>	<b>Stanley Sun</b>
33906 Fremont Rd	<b>Marlene Louie</b>	50975 Wintergreen Way
<b>Ron Dalman</b>	Sun Meadows 1, #201	<b>David Sungail</b>
Meadowstone #201	<b>Ann Marie Louis</b>	795 Columbine Circle
<b>Dean Daniels</b>	Sun Meadows 1 #204	<b>Jayne Sungail</b>
340 Larkspur Drive	<b>Tim Louis</b>	795 Columbine Circle
<b>Cheryl Davis</b>	Sun Meadows 1 #204	<b>Chris Tow</b>
34050 Dangberg Dr	<b>Lucy Lu</b>	Mountain Club #313/315
<b>Colbert Davis</b>	322 East Meadows Drive,	<b>Lisa Tow</b>
34050 Dangberg Dr	#3 1150 Kirkwood	Mountain Club #313/315
<b>Alliee DeArmond</b>	Meadows Drive.	<b>Eleanor Traeg</b>
Meadowstone Lodge	<b>Bruce Lupatkin</b>	33924 Fremont Rd
<b>Michael DeArmond</b>	240 Sorrel Court	<b>Hans Traeg</b>
Meadowstone Lodge	<b>Paula Lupatkin</b>	33924 Fremont Rd
<b>Ian Deas</b>	240 Sorrel Court	<b>Carolyn Tucher</b>
Sentinels #2	<b>Bruce Macdonald</b>	510 Larkspur Drive, East
<b>Karin Deas</b>	<b>George Mader</b>	Meadows Lot 505
Sentinels #2	Sun Meadows #207	<b>Chris Tucher</b>
<b>Chuck Deleot</b>	<b>Marjorie Mader</b>	510 Larkspur
Base Camp #36, West	Sun Meadows #207	<b>Tony Tucher</b>
Meadows Lot #142	<b>Tracy Mallory</b>	510 Larkspur Drive, East
<b>Laurie Deleot</b>	<b>Corinne Marcus</b>	Meadows Lot 505
Base Camp #36, West	<b>Joanne Marston</b>	<b>Bimmer Udsen</b>
Meadows Lot #142	33871 Fremont Rd	<b>Niels Udsen</b>
<b>Greg Dertorossian</b>	<b>Leonard Marston</b>	192 Glove Rock Road
<b>Dean Donovan</b>	33871 Fremont Rd	<b>Randy Vagelos</b>
145 Glove Rock Rd	<b>Ann Mather</b>	15 Cornice Ct
<b>Linda Drakulich</b>	33780 Hawkweed Way	<b>Bruce Valentine</b>
416 East Meadows	<b>Bonnie Matlock</b>	Lost Cabin #8
<b>Vic Drakulich</b>	94 Larkspur	<b>Grace Valentine</b>
416 East Meadows	<b>Kelly McBride</b>	Lost Cabin #8

**Lou Drapeau**  
322 East Meadows Drive,  
#3 1150 Kirkwood  
Meadows Drive.  
**Jocelyn Dunn**  
Meadowstone #201  
**Mark Duvall**  
Timber Ridge #113  
**Lee Eisler-Duvall**  
Timber Ridge #113  
**Cathie Elmasian**  
495 Larkspur  
**Gary Elmasian**  
495 Larkspur  
**Bob Ende**  
12 Heather Court  
**Bob Epstein**  
142 Glove Rock Rd  
**Colin Epstein**  
142 Glove Rock Rd  
**Libby Erickson**  
**Peter Farmer**  
**Raejean Fellows**  
464 East Meadows Drive  
**Brandi Fichtner**  
**Alan Fleming**  
Sentinels West #15,  
Sentinels West (7  
properties)  
**Mark Fraga**  
1012 Kirkwood Meadows  
Dr #10  
**Tod Francis**  
94 Larkspur, Lot 211  
**Jani Frey**  
Lot #35  
**Rick Frey**  
Lot #35  
**Kim Fullerton Nelson**  
33877 Hawkweed Way  
**Elaine Gallaher**  
33951 Dangberg Drive  
**Gary Gallaher**  
33951 Dangberg Drive  
**Elizabeth Gard**  
955 Columbine  
**Gerry Glasgow**  
34159 Fremont Rd

33536 Loop Rd  
**Stephen Mccoid**  
**Todd McLay**  
13 CORNICE CT, Juniper  
Ridge Board Member  
**Greg McManus**  
940 Columbine Circle  
**Vicki McManus**  
**Cyndee Milam**  
230 Sorrell Court  
**David Milam**  
230 Sorrell Court  
**Mike Moone**  
Meadowstone #403  
**Joan Moore**  
50859 Fremont Court  
**Leonard Moore**  
50859 Fremont Court  
**Josianne Moyer**  
**JoNel Mundt**  
**Heidi Nalwasky**  
The Meadows #130  
**Richard Nalwasky**  
The Meadows #130  
**Steven Nelson**  
33877 Hawkweed Way  
**Dave Nielsen**  
1511 Kirkwood Meadows  
#310  
**Dayna Nielsen**  
1511 Kirkwood Meadows  
#310  
**Ben Niles**  
**Algonda Noia**  
34197 Fremont Rd  
**Anne O'Grady**  
506 East Meadows Drive,  
EM lots 215 and 216  
**Standish O'Grady**  
506 East Meadows Drive,  
EM lots 215 and 216  
**Patrick O'Neill**  
Meadowstone #107  
**Bruce Odelberg**  
33900 Dangberg Drive  
**Dorothy Parker**  
85 Fremont Rd  
**Larry Parker**

**Susan Varian**  
153 Hawkweed  
**David Waddle**  
33536 Loop Rd  
**Carole Walker**  
33790 Hawkweed Way  
**Kent Walker**  
33872 Hawkweed Way  
**Laurel Walker**  
33872 Hawkweed Way  
**Michael Walker**  
33790 Hawkweed Way  
**Bob Walter**  
34231 Fremont  
**Jeff Walters**  
**Robert Warren**  
33800 Dangberg Dr  
**Ashley Waters**  
**David Weir**  
262 Palisades Drive  
**Heather Weir**  
262 Palisades Drive  
**Dave Welch**  
115 Sorrel Court  
**Heidi Welch**  
115 Sorrel Court  
**Sean Wells**  
**Adrienne Westman**  
**Jerry Wetle**  
1350 KIRKWOOD  
MEADOWS DR #209  
**Frank Whatford**  
66 Dangberg Drive  
**Lisa Whatford**  
66 Dangberg Drive  
**Dan White**  
212 East Meadows Drive  
**Julie White**  
212 East Meadows Drive  
**Bob Williams**  
140 Glove Rock Rd  
**Carolyn Williams**  
320 Larkspur  
**Rich Williams**  
320 Larkspur, EM Lot #311  
**Donna Wirt**  
Timber Ridge #109  
**Ken Wirt**

**Joan Glasgow**  
34159 Fremont Rd  
**Maud Gleason**  
74 Dangberg  
**Paul Goddard**  
33968 Fremont Rd  
**Robert Goldberg**  
347 Larkspur Drive  
**Sandy Goldberg**  
347 Larkspur Drive  
**Tim Gonzales**  
**Patrick Gordan**

33809 Fremont Rd  
**Berniece Patterson**  
1035 Columbine Circle  
**Pat Patterson**  
1035 Columbine Circle  
**Gayle Pawloski**  
50794 Merrill Rd  
**Dave Peranich**  
Meadowstone  
**Dianne Peranich**  
Meadowstone  
**Agnes Perroud**  
33986 Fremont Road

Timber Ridge #109  
**Julie Wissink**  
15 Cornice Ct  
**Marilyn Wollenweber**  
1400 KIRKWOOD  
MEADOWS DR #202  
**Stephen Wong**  
34118 Yarrow Place  
**Heather Young**  
47 Larkspur

281 members

## Additional Comments From Concerned Kirkwood Community Members

Kirkwood Community comments as of May 24, 2015

Name	Comments
Steven Allen	The parking lot certainly seems like a reasonable location and I can't see any reason to object although I'd be curious to hear what objections there might be.
Shannon Amerman	Ordinarily I would support expanding items like this, however the map at the link is so poorly done you cannot tell where this proposed lot exactly fits, seems to be trying to hide something. So, no.
Hans Apel and Pam Burton	I can find no reason why this Rezone should be approved by TC-TAC. KMPUD has addressed many of the concerns relating to safety, environmental impact, traffic in its letters. Above all though the Rezone is completely unnecessary and all of its foreseeable impacts are negative.
Sharon Ashley	To further impact our beautiful valley and cut down trees for a few hundred spots of parking is unacceptable. No more parking at Kirkwood. Unless it is below ground at existing lots
Chris and Connie Benz	We agree with the proposed rezoning and parking lot expansion.
Robert and Sally Beste	Waiting to hear the discussion before deciding
Tom and Debbie Cathcart	The school site should not be used for parking.
Nancy Clark	What is the long range parking plan? Why are you not considering a multi level etucture instead
Andrew and Tina Coleman	To further degrade the meadow without a thorough assessment of needs and options including the multi-level structure is a huge and non-reversible mistake degrading the meadow. Also, the school or park area use limitation maintains a visual buffer between the meadow and parking/maintenance area, and thus developing as proposed would run counter to that original intent and I question the legality.
Dean Daniels	Dean Daniels 340 Larkspur Drive (supporting KMPUD letter of concern)
Colbert and Cheryl Davis	concerned about increasing the compaction on another chunk of the meadow changing the habitat so it supports non native plants and out competing the native groups and wildflowers. We have some of the same concerns around the trail/bike path concept
Mark Duvall and Lee Eisler-Duvall	Given the large amount of space already dedicated to parking, this is not a good way for KMP to recompense Vail.
Bob and Theresa Ende	I consider the destruction of this beautiful stand of mature trees for a parking lot of marginal utility to be a travesty. If Vail needs more parking on a few heavy use days during the ski season, they should start planning a real, multilevel parking structure in an appropriate place (in front of the Power House seems intuitively obvious).

Name	Comments
Libby Erickson	Please note this response is from Donald and Libby Erickson 160 Hawkweed We have previously submitted a letter opposing the project by email dated 5/6/15
Judy and Steve Flinn	Your description is in error. "Parking lot would sit on Loop Road" is not correct. Access to the parking lot would be by Loop Road.
Leslie Fuchs	It is hard to know which eyesore is worse, the rebar spokes on the right of Kirkwood Meadows Drive, or the clear cutting already done on the left for the parking purpose. The Valley is a total mess already, and further encroaching on the meadow for the purpose of parking 200 cars for a few weekends a year seems ludicrous. Thanks for taking our comments. Truly, LA Fuchs
Ed and Sandra Funtanellas	I say no , a poor choice for our valley much like building a deck on on my deeded easement without my consent, I say No.
Robert and Sandy Goldberg	This is a totally inappropriate use of a community asset for a private parking facility. And what makes it worse is that it would be located right on the edge of our precious meadow and an irreplaceable water and natural resource.
Robert and Glenna Hammond	Understand that more parking may be needed, but there certainly must be better alternatives. Underground parking is very expensive, but less sightly. Above ground multi floor structures are unacceptable in a valley as beautiful as Kirkwood. Cutting down more trees???. You must look further.
Vanessa and Adrian Kayari	Terrible idea and plan resulting in loss of old growth trees, a buffer between Loop road maintenance area and meadow, and more ugly asphalt parking surface. As others noted, Vail and affiliated groups need to develop a long term parking solution which features creative solutions such as multi-level structures on existing lots and avoids expanding the asphalt footprint in our delicate ecosystem environment.
Chris Kearney and Heather Young	We are adamantly opposed to this project because of its impact on the Valley and the Meadow aesthetically, environmentally, and from a traffic perspective. We also, as longtime Kirkwood residents, do not see the need for more parking spaces to serve the resort, and do not find it justified in the supporting documents.
Darryl Koivisto	KMPUD utilities are the highest in the nation, recently calculated my elec at \$1.00 per KW-HR and we have been there once since New Years. Until KMPUD resolves these basic issues, then any expansion is out of the question. Regards, Daaryl
Philip and Kateri Livingston	"They tore down paradise to put up a parking lot."--Joni Mitchell
Tracy Mallory	In addition to the questions and concerns, the explanation regarding the requirement to add additional parking is not well-substantiated.
Bonnie Matlock	My husband (Tod Francis) and I (Bonnie Matlock) own a house and 2 lots at Kirkwood. We have already submitted a letter against the parking lot proposal. We support KMPUD asking these tough questions. But believe at the end of the day even when the questions are answered, we think the proposed parking lot is

Name	Comments
	a bad idea.
Mike Moone and Jan Soderstrom	We have enough congestion as it is this would only make matters worse.
Josianne Moyer	While I fully support additional parking spaces, they should be built on existing parking lot sites.
Steven Nelson and Kim Fullerton Nelson	We do not support this parking lot location. I'll add to your list our concerns about accessing the trash and recycling bins for residents.
Bruce Odelberg	We want a school, not a parking lot. Also, we do not want any more dirt field parking lots blowing dust all summer.
Larry and Dorothy Parker	Adam
Bertrand and Agnes Perroud	We need a review of the parking situation in the whole Kirkwood valley, needs and current assets, prior to approval of any specific parking project, in particular if it amends the MMDP and require re-zoning. This applies as well to Vail plans of Kirkwood Meadows Drive for additional parking.
John and Karen Pihl	No additional parking should be added at Kirkwood until a comprehensive parking study is completed and approved. Based on this developer's prior lack of environmentally appropriate projects this project should not be approved.
Garry Rodrigue	This is an inappropriate expansion of paved parking into a wooded area close to the meadow and cross country skiing and hiking. Parking lots do not belong next to property preserved by the land trust. Existing parking areas should be analyzed for increasing parking before any new areas are even considered. Destruction of a natural area is not acceptable for financial savings.
Jim and Karen Sacherman	We don't want to give up on possibly having a school in the future.
Laura Schneider	We are strongly against rezoning this area for parking. The land was zoned for schools and/or recreation and should remain so. Kirkwood is a small ski resort and cannot accomodate masses of people. We need to preserve its natural beauty.
George Schneider	The school site was already denied a school for reasons based on greed and kindly said limited vision. Please do not now further deface the Kirkwood landscape and pave asphalt over the struggling glimmers of a community. There are enough intelligent alternatives proposed. Use them!!
Caroline Scott	I do not believe it is right to change a "school site" adjacent to our Meadow into a paved parking lot. Please do not allow this to happen.
Walter and Ulrike Sujansky	Simply stated,no additional trees should be removed for a parking lot near the meadow. I doubt the original master plan would have been approved had it included this further degradation of the natural scenery at kirkwood,and I object to the steady incremental loss of trees over the past decade in the interest of

Name	Comments
	"progress" (Timber Creek lodge foundation, Expedition Lodge foundation, unused home sites on Palisades Dr., etc.), none of which have enhanced the beauty nor value of Kirkwood. If more parking is needed, I recommend building an underground level on the footprint of the current Loop road lot - it won't need to be plowed, and will not detract from the natural scenery that visitors to Kirkwood come to enjoy.
Stanley and Cossette Sun	Yes, we support a new parking lot.
David and Jayne Sungail	Finish the projects at Timber Creek and the Lodge first then think about expanding for the convenience of the day trippers
Michael and Carole Walker	The conversion of the existing Timber Creek parking lot to development should not be reason to negatively impact the meadow and surrounding areas. The land was zoned for schools and/or recreation and should remain so.
Bob Walter and Nola Hague	This deviation from the development plan will have a negative impact on the entire valley. Please do not approve it. Instead, please hold the developers to the originally approved plans for providing additional parking.
Jeff Walters	I am strongly against rezoning this area for parking. There are plenty of existing parking lots that can be improved by constructing an elevated parking garage. This type of garage would reduce snow removal costs, improve runoff issues, and provide better access the resort. Why pave over more of the meadow when there are better solutions on existing parking lots?
Ashley Waters	Our primary concern is the safety and integrity of the meadow.
Ken and Donna Wirt	Especially concerned about snow storage.

## PROJECT DESCRIPTION

### Loop Road North Parking Area Kirkwood, California

December 9, 2014

Village East, LLC is proposing approval of a Specific Plan Amendment / Rezone for a parking lot at the currently zoned school site at Kirkwood. The Project site is located north of Loop Road and is a portion of the assessor parcel numbers (APN) 026-270-018, 026-270-031 and 026-270-030, however, only the portion of the Project site on APN 026-270-018 (approximately 1.98 acres) is proposed to be rezoned.

#### **Existing Zoning / Land Use Designation**

The Project site is part of the Kirkwood Specific Plan and is currently zoned as partially Multi-Family Residential (the portion of the site on APN 026-270-031 and 026-270-030) and Service / Utilities and Parking Zone (S-P) with parks and recreation / school overlay (the portion of the site on APN 026-270-018).

#### **Proposed Zoning**

The total site area of the proposed parking lot is a total of approximately 2.03 acres, but only the portion of the site on APN 026-270-018 is proposed to be rezoned. Thus, the portion of the site that requires the rezone is approximately 1.98 acres. The portions of the site on the Multi-Family Residential (approximately 0.05 acres) are not proposing any rezone. The proposed zoning for the 1.98 acre portion is Service / Utilities and Parking Zone (S-P), but removes the limitation for surface parking, but adding a prohibition of development of above-ground structures (excluding utility enclosures, similar to the "Meadow" designation). This would eliminate potential uses identified in Table 4.3 including Sheriff Substation, Fire Facility, Equipment Maintenance Facility, Day Care, School and Library and continue to prohibit parking garages.

#### **Project Design**

The parking layout is currently in the conceptual design phase and at this time it is anticipated to include approximately 193 parking spaces. The number of parking spaces will be established as the project proceeds through the design process. The parking lot is necessary to provide parking spaces for Kirkwood skiers and this effort is an outstanding requirement of the sale to of Kirkwood Mountain Resort to Vail Resorts. The parking lot may also include some landscape buffer areas (berms and/or trees) along the west portion of the site.

#### **Construction Schedule**

The anticipated construction schedule is summer of 2015.

#### **Existing Site Conditions**

The existing site is vacant, undeveloped land historically used as the "boneyard" for Mountain Utilities and Resort maintenance parts and equipment storage. There are no known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Refer to the enclosed site photos.

**Surrounding Site Conditions**

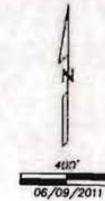
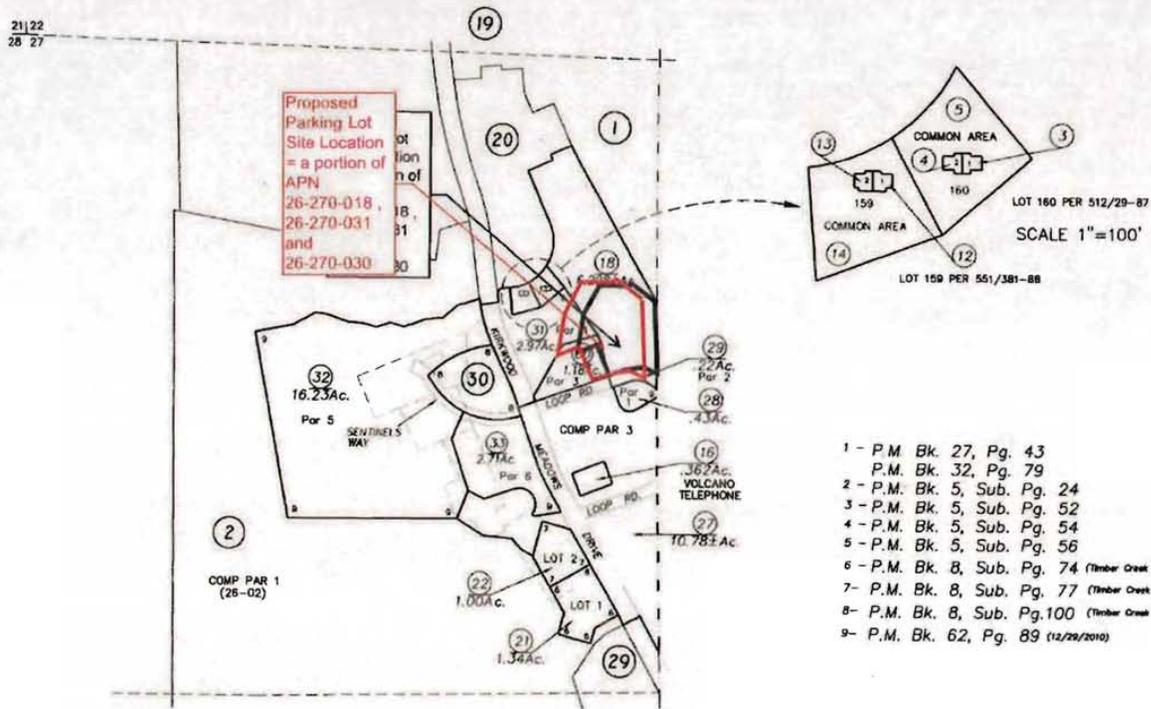
The project site is along Loop Road in Kirkwood, the industrial and parking core of the Kirkwood Valley, and is adjacent to the Kirkwood Mountain Resort Maintenance Shop and resort Chair 7 parking lots and KMPUD wastewater treatment plant, maintenance shop, fire station and administration building to the south, employee housing to the west, Kirkwood Meadow Conservation Easement to the east, undeveloped land to the north.

The site is lightly treed, relatively flat and is not within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resource Code and within an urbanized area as defined in Section 65944. Refer to enclosed copies of recent biological studies indicating no sensitive biological species are present.

POR. SEC. 27, T.10N., R.17E., M.D.B.& M.

26-27

FROM: 26-02



- 1 - P.M. Bk. 27, Pg. 43  
P.M. Bk. 32, Pg. 79
- 2 - P.M. Bk. 5, Sub. Pg. 24
- 3 - P.M. Bk. 5, Sub. Pg. 52
- 4 - P.M. Bk. 5, Sub. Pg. 54
- 5 - P.M. Bk. 5, Sub. Pg. 56
- 6 - P.M. Bk. 8, Sub. Pg. 74 (Timber Creek Village, Unit 1 Phase 2, 12/21/2005)
- 7 - P.M. Bk. 8, Sub. Pg. 77 (Timber Creek Village, Unit 1 Phase 3, 12/21/2005)
- 8 - P.M. Bk. 8, Sub. Pg. 100 (Timber Creek Village, Unit 1 Phase 1, 06/25/2006)
- 9 - P.M. Bk. 62, Pg. 89 (12/29/2010)

**IMPORTANT NOTE:** This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

NOTE-Assessor's Block Numbers Shown In Ellipses.  
Assessor's Parcel Numbers Shown in Circles

(33)  
Assessor's Map Bk. 26, Pg. 27  
County of Amador, Calif.

TC-TAC Agenda 04-10-2015  
Attachment 2 - Page 4 of 27

