

PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

Environmental Coordination Services

3091 County Center Drive, Suite 190, Auburn CA 95603

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Web Page: <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs.aspx>

PRE-DEVELOPMENT MEETING REQUEST FORM

FOR INTAKE, STAFF USE ONLY

File # PLN15-00455

Fee Paid \$1,188.⁰⁰ Receipt # _____ Date Received: 12/15/15
Received By Shirlee H. Zoning 0

APPLICANT: Complete all sections below that apply. Please print legibly.

Applicant Name Troy Caldwell Company Caldwell LLC

Street Address P.O. Box 1784

City Tahoe City State CA Zip Code 96145

Day Phone 530-583-5761 Fax na E-Mail na

Owner's Name Caldwell LLC Company Caldwell LLC

Street Address same as above for applicant

City see above State see above Zip Code see above

Day Phone see above Fax na E-Mail na

APN (s) 095-290-022, 095-280-030, 095-190-018 (see attached Assessor's pages)

Project Proposal Proposed subdivision. See attached Project Description.

Development Site Address or Location 0.5-mile north of Alpine Meadows ski resort

Cross Street Alpine Meadows Road Sq. ft./Acreage: ~44 acres (see project description for details)

Water supply: If groundwater, is there known contamination? No known contamination	Alpine Springs County Water District (ASCWD)	Alpine Springs County Water District (ASCWD)
Sewer Connection: Does project propose to connect to a public sewer system? yes	Alpine Springs County Water District (ASCWD)	Alpine Springs County Water District (ASCWD)
Sewage disposal: If on-site treatment and disposal is proposed, has soil testing been performed: Y N If Yes, when (date):	NA - existing	NA – public sewer
Public use canal or waterway on site	No	No
Other streams on site	Streams in project area	Streams in project area
Underground storage tanks	No	No
Is project a sensitive noise receptor (e.g. residential, school, offices)? Yes If Yes, what is nearby? What is noise source?	Yes, residential uses. Adjacent residential.	Yes, residential uses. Adjacent residential.
Hazardous substance use	Yes. Typical construction materials and propane.	Yes. Typical construction materials and propane.
Identify past/proposed land uses, i.e. industrial/commercial, agriculture, mining	Residential uses	Residential uses
What are the surrounding land uses?	Residential and open space	Residential and open space
For properties located within zoning districts that allow the keeping of cattle and livestock, does this proposal include allowing for the keeping of cattle and livestock?	NA - existing	Horse stables are proposed.
LAND DIVISIONS		
Number of lots	NA	38 residential lots, 4 common area lots
Types of housing	single-family	single-family

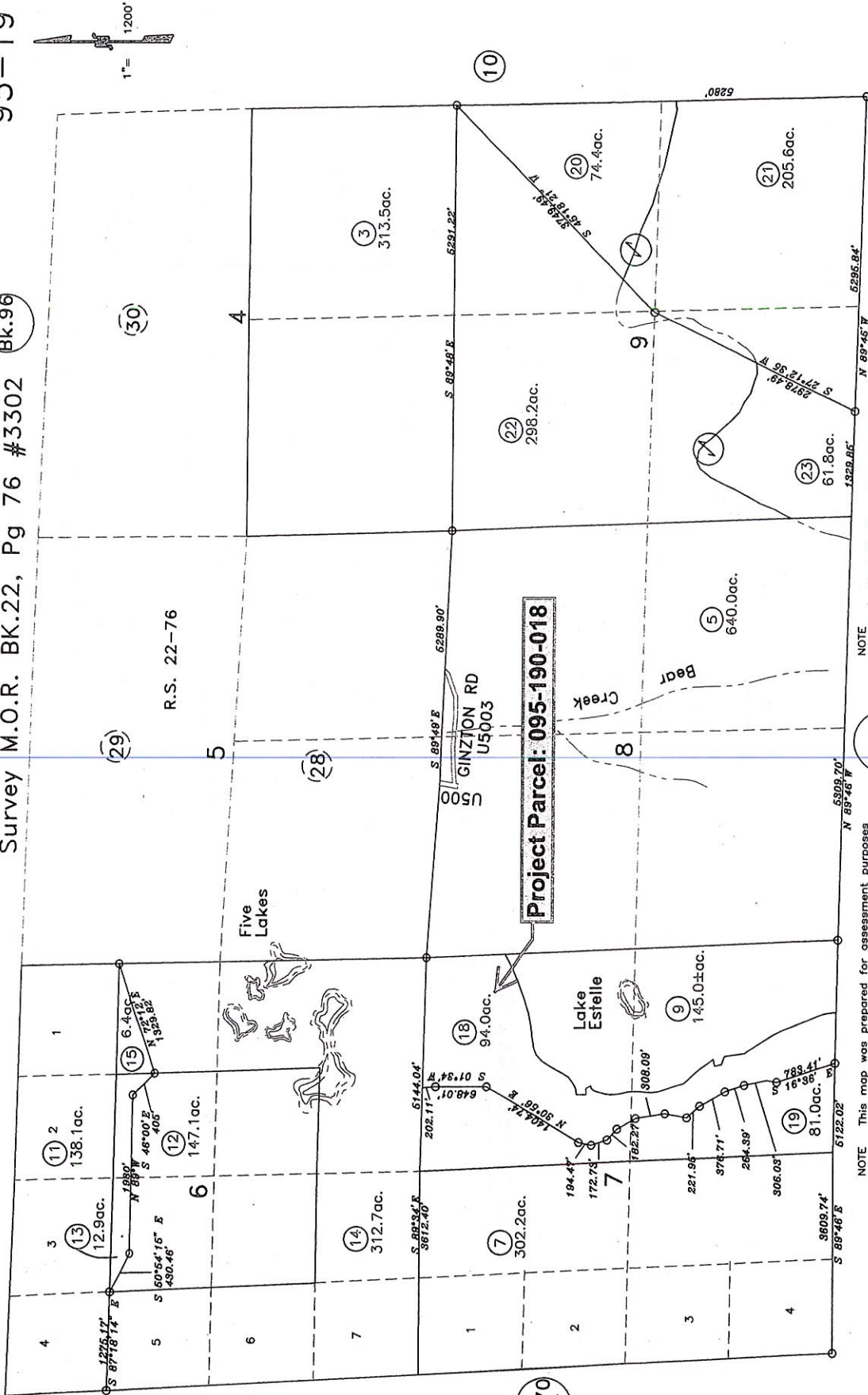
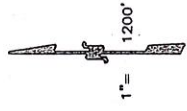
List any specific questions that you want answered at the Pre-Development Meeting:

1. _____
2. _____
3. _____
4. _____
5. _____

**THIS IS NOT AN APPLICATION.
 ADDITIONAL SITE PLANS & DETAILED INFORMATION WILL BE REQUIRED
 WITH THE ENVIRONMENTAL QUESTIONNAIRE (EQ) APPLICATION
 and/or PROJECT APPLICATION.**

T.15N., R.16E., M.D.B.&M.
 Survey M.O.R. BK.22, Pg 76 #3302 Bk.96

95-19



NOTE This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE Assessor's Block Numbers Shown in Ellipses. Assessor's Parcel Numbers Shown in Circles. NOTE All distances on curved lines are chord measurements.

Assessor's Map Bk.95 Pg.19
 County of Placer, Calif.

08-27-2014
 06-14-2006 MMG
 Map Redrawn Per BaseMap Information

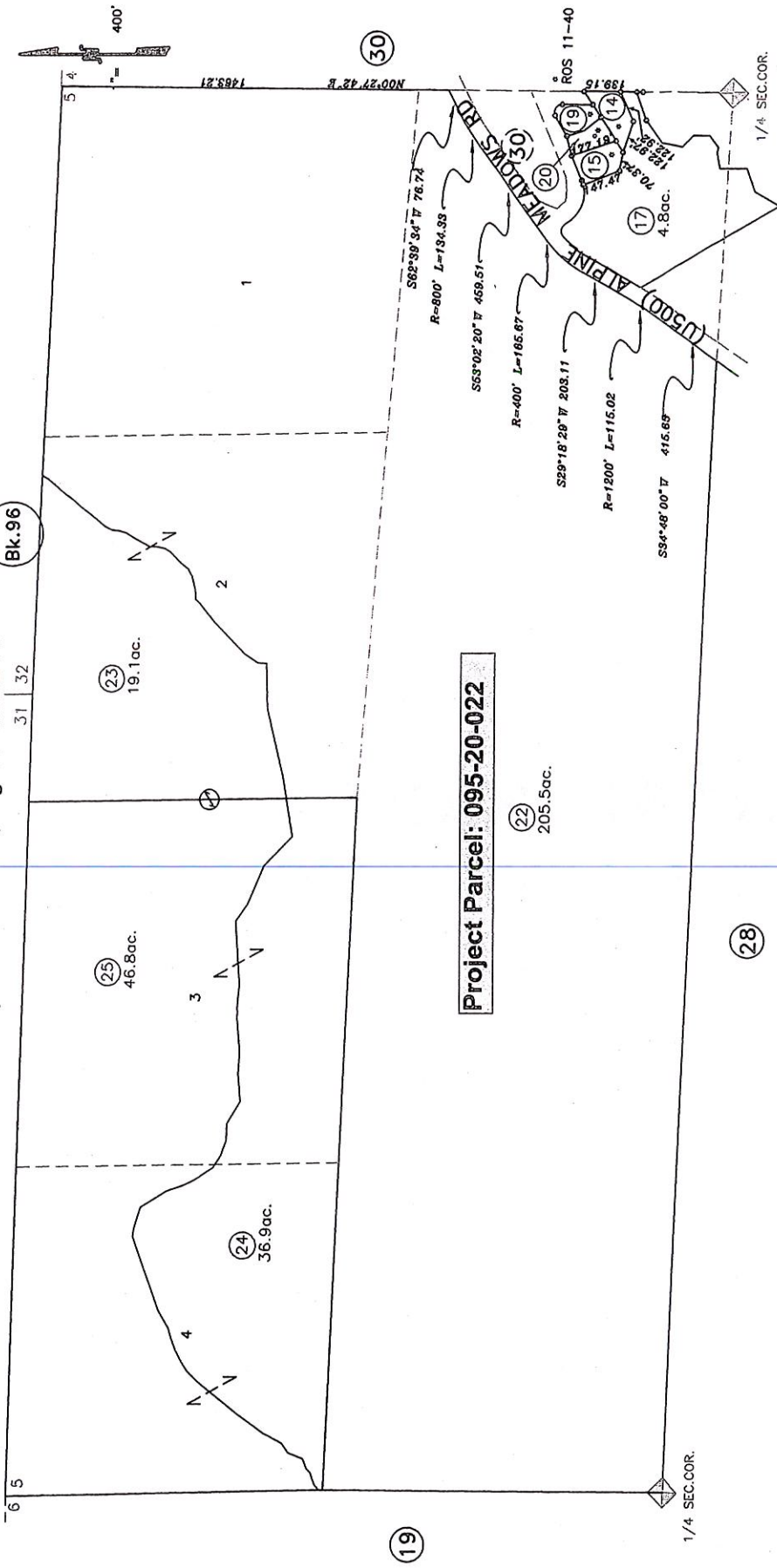
Project Parcel: 095-190-018

Bk.70

Bk.83

N1/2 SEC.5, T.15N., R.16E., M.D.B.&M.
 Survey M.O.R. Bk.11, Pg.40 No.1314

95-29



Assessor's Map Bk.95 Pg.29
 County of Placer, Calif.

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

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

NOTE
 All distances on curved lines are chord measurements.

PROJECT DESCRIPTION

Caldwell, LLC ("CLLC"), which is owned by Troy Caldwell, (the "Project Applicant" or "Applicant"), is seeking approval of the White Wolf Tentative Subdivision Map to permit development on approximately 74 acres (the "Proposed Project" or "Project") of a 460-acre property owned by the Applicant (the "Property"). The Project would include resort, residential, and recreational uses, including a ski lift, as well as parking and roadway improvements.

PROJECT LOCATION AND PARCELS

The Project would be located within the 460-acre Property owned by the Applicant in Section 5, Township 15 North, Range 16 East, in Placer County, California. This Property is commonly known as the "White Wolf" property (Figure 1 Regional Location Map, Figure 2 Aerial Photo Map). The Project Development Area is located on Alpine Meadows Road approximately 2.5 miles southwest of State Route (SR) 89 and approximately 0.5 mile north of the base of Alpine Meadows Resort. The Project Development Area is within portions of Placer County Assessor's Parcel Numbers (APN) 095-290-022, 095-280-030, and 095-190-018.

PROJECT AREA CHARACTERISTICS

The Proposed Project would result in disturbance to approximately 73.4 acres as depicted in Figure 2. The project area has moderate to steep slopes with exposed granite rock and areas of sandy gravel and silty sand soil. Vegetation includes red fir forest, huckleberry oak chaparral, willow thickets, and riparian areas. Hydrologic features in the area include wetlands and streams.

Existing land uses include the Applicant's personal residence, on-site water storage for the residence (State of California, State Water Resources Control Board Certificate Number R132), and a partially-completed ski lift and lift building.

Existing Land Use and Zoning

General Plan Designations: The White Wolf Property is primarily within the Bear Creek Valley area within the Alpine Meadows General Plan area though a portion of the Property is within the Squaw Valley General Plan area. Land use designations applied to the Property by the Placer County General Plan (2013) and the Alpine Meadows General Plan (1968) include Greenbelt/Open Space and Low Density Residential (Figure 3 General Plan Land Use Designations).

The Project Development Area is entirely within the Alpine Meadows General Plan area. Land use designations applied to the Project Development Area include Greenbelt and Low Density Residential.

Zoning: APN 095-290-022 is primarily zoned Open Space per the Placer County Zoning Ordinance (Figure 4). Allowable land uses in Open Space zoning include public recreation such as ski lift facilities, ski runs, sports facilities, and outdoor public assembly. A portion of this parcel south of APN 095-290-023 is zoned Forest Recreation per the Squaw Valley Land Use Ordinance. The Forest Recreation zone district allows active recreational development, including ski lifts and ski trails. No development is proposed within the Forest Recreation zone district.

APN 095-190-018 is within an Open Space zone district. Allowable uses are as described above.

The majority of APN 095-280-030 is zoned Open Space per the Placer County Zoning Ordinance. An approximately 4.3-acre portion of this parcel is zoned for residential uses including Residential Single-

the resort access to existing ski terrain within APN 095-280-030 as well as access to the eastern portion of Alpine Meadows Resort near Lake Estelle (Beaver Bowl, Estelle Bowl). The parking component of the Project would accommodate the projected number of visitors during peak season operations. The major components of the Project and anticipated approvals required are described below. Figure 5 shows the proposed Preliminary Project Plan.

Residential Subdivision

The proposed White Wolf Subdivision includes 38 single-family residential lots that would be sold to individuals for custom home sites to be used for primary and secondary/vacation homes. Residential lots would range in size from 0.5 to 1.5 acres with an average lot size of approximately 0.9 acre.

The estimated proposed development areas for the White Wolf Subdivision are shown in Table 1, below. The number of units or area, as applicable, would be equal to or less than the figures given in Table 1. As shown in Table 1, 38 single-family residential units and approximately 51,430 square feet of new non-residential development would be constructed as part of the Proposed Project.

**Table 3-1
Proposed Land Use**

Land Use Type	Units / Development Footprint
Resort Residential	
Residential Lots	38 lots
<i>Total Residential Lot Acreage</i>	<i>33.4 acres</i>
Developed Common Area	
Clubhouse/Lodge	10,360 sf*
Park	7,680 sf
Tennis Court/Ice Skating Rink	16,530 sf
Bunkhouse	4,000 sf
Maintenance building	3,630 sf
Parking structure (pool on the roof)	8,570 sf
Horse Stables	1,240 sf — Small
Guest Warming Hut	1,770 sf
Lower Ski Lift Structure	Approx. 1,000 sf
Upper Ski Lift Structure	Approx. 1,000 sf
Lift Towers	Approx. 80 sf (20 towers @ 4 sf/tower)
<i>Total Developed Common Area</i>	<i>55,860 sf</i>
Undeveloped Common Area	
Open Space	82,350 sf
<i>Total Common Area</i>	<i>133,780 sf (3.1 acres)</i>
*Represents the footprint of the clubhouse / lodge.	

Parking

The Proposed Project would provide sufficient parking to accommodate visitors during peak season ski operations. Assuming each of the 38 property owners would have one guest on the same day during the peak ski season, 38 guest parking spaces may be needed. Parking facilities would accommodate White Wolf Property owners and their guests wishing to utilize the common areas and the ski facilities. A one-story parking garage with approximately 20-22 spaces would be used by residents, guests, and staff. Additionally, most of the residential units would each contain two garage parking spaces as well as two outdoor spaces, providing as many as 152 parking spaces.

Recreational Trails

Currently, the only public trail within the Project Development Area is the Five Lakes Trail that connects Alpine Meadows Road to the Five Lakes area in the Granite Chief Wilderness. This trail easement was granted to the Forest Service by the previous owner of the White Wolf property, and access was originally provided to the Forest Service as a maintenance trail. In cooperation with the Forest Service, the trail would be upgraded and slightly realigned consistent with the proposed development envelope and an approximately 1,000 foot connector trail would be constructed to the Five Lakes Trail. The trail would remain open to the public.

Emergency Vehicle Access

Emergency Vehicle Access (EVA) routes would provide secondary access to structures or land uses when needed. A secondary emergency access would be provided by an existing dirt road via Alpine Vista Road. The existing dirt road would be improved (i.e., paved) and constructed to meet the emergency access requirements of the County and North Tahoe Fire Protection District, such as turning radius, slope steepness, and surfacing material(s).

Public Services and Utilities

The Proposed Project would require the provision of public services and utilities to serve the project. Law enforcement would continue to be provided by the Placer County Sheriff's Department and ambulance and fire service would continue to be provided by North Tahoe Fire Protection District. Electrical, water, and wastewater services would also continue with existing providers. Public services and utilities including water supply (potable), wastewater, and storm drainage are described in more detail below:

Water Supply

Water would be provided by the Alpine Springs County Water District (ASCWD). Two onsite 100,000-gallon water tanks would be constructed underground near the northern terminus of the proposed Catch Valley Road (Figure 5) to provide surplus potable water and water for fire protection. This project component would be constructed as a low-level water tank and supplied by a new horizontal well. New water conveyance facilities (i.e., pipelines) would be constructed to transport water to residential and common areas as needed. The water would be supplied by an existing upper aquifer located on the floor of Catch Valley, and would be used only as a surplus supply if extra water is needed by users at White Wolf, or for fire protection purposes.

Wastewater

The Proposed Project would be served by new sewer lines that would tie into existing sewer lines onsite. As with current conditions, the onsite sewer lines would enter the sewer system maintained by Alpine Springs County Water District (ASCWD), which eventually tie into the Tahoe-Truckee Sanitation Agency's (TTSA) main trunk sewer system. A "will serve" letter would be obtained from the ASCWD and TTSA as part of the Proposed Project's approval process.

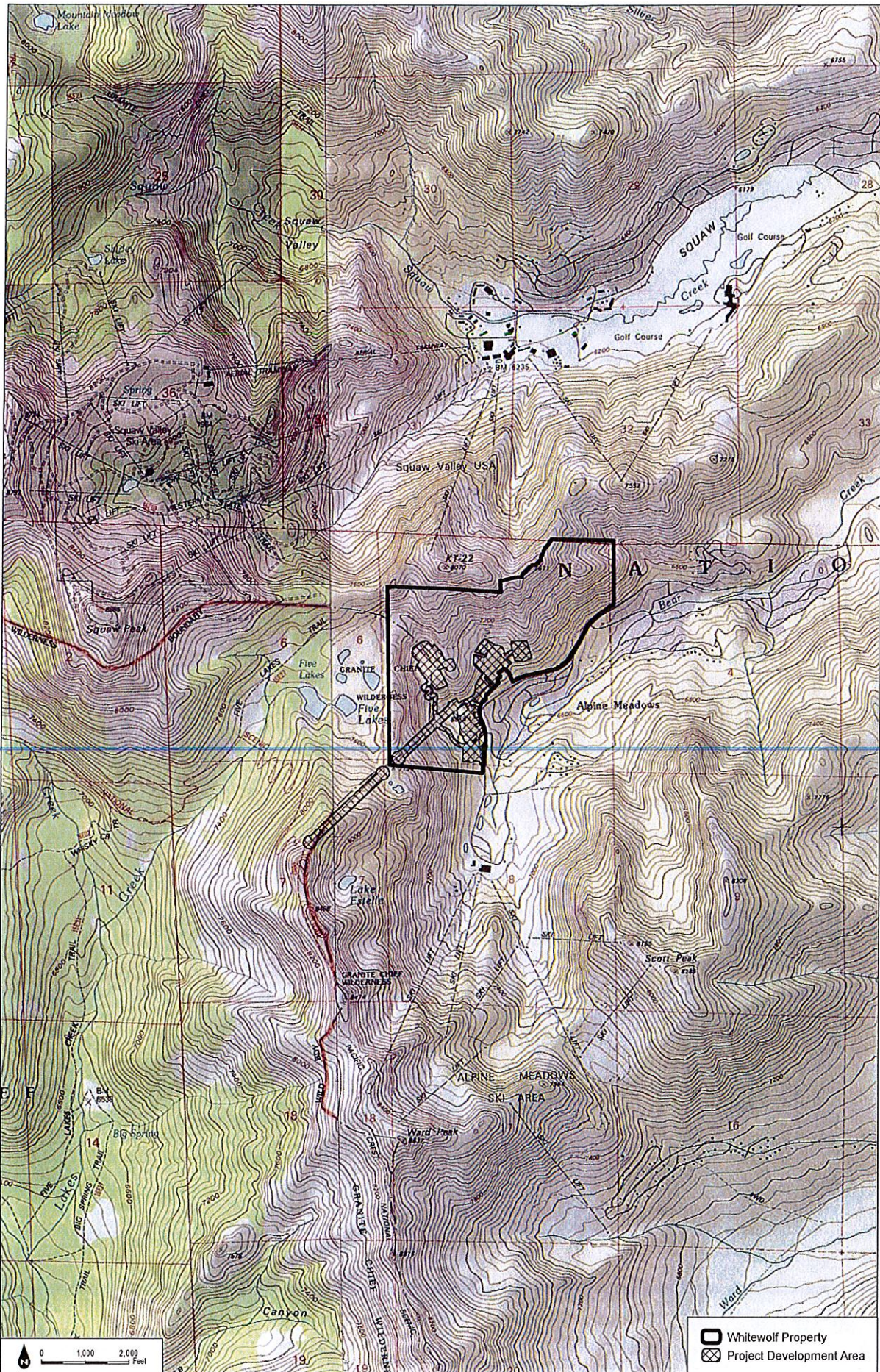
Approvals Required from Placer County

- > *Building Permit* – Proposed building construction would require issuance of a building permit by the County.
- > *Tree Permit* – A tree permit from the County would be required for tree removal as part of the Proposed Project.
- > *Grading Permit* – Grading and earthwork required for the project would require a grading permit from the County.
- > *Conditional Use Permit/Ski Lift* – A conditional use permit is required from the County to construct and operate the proposed ski lift.
- > *Tentative Subdivision Map* – County approval of the proposed Tentative Subdivision Map is required to subdivide the property into individual residential and common area lots.

Approvals Required from Other Agencies

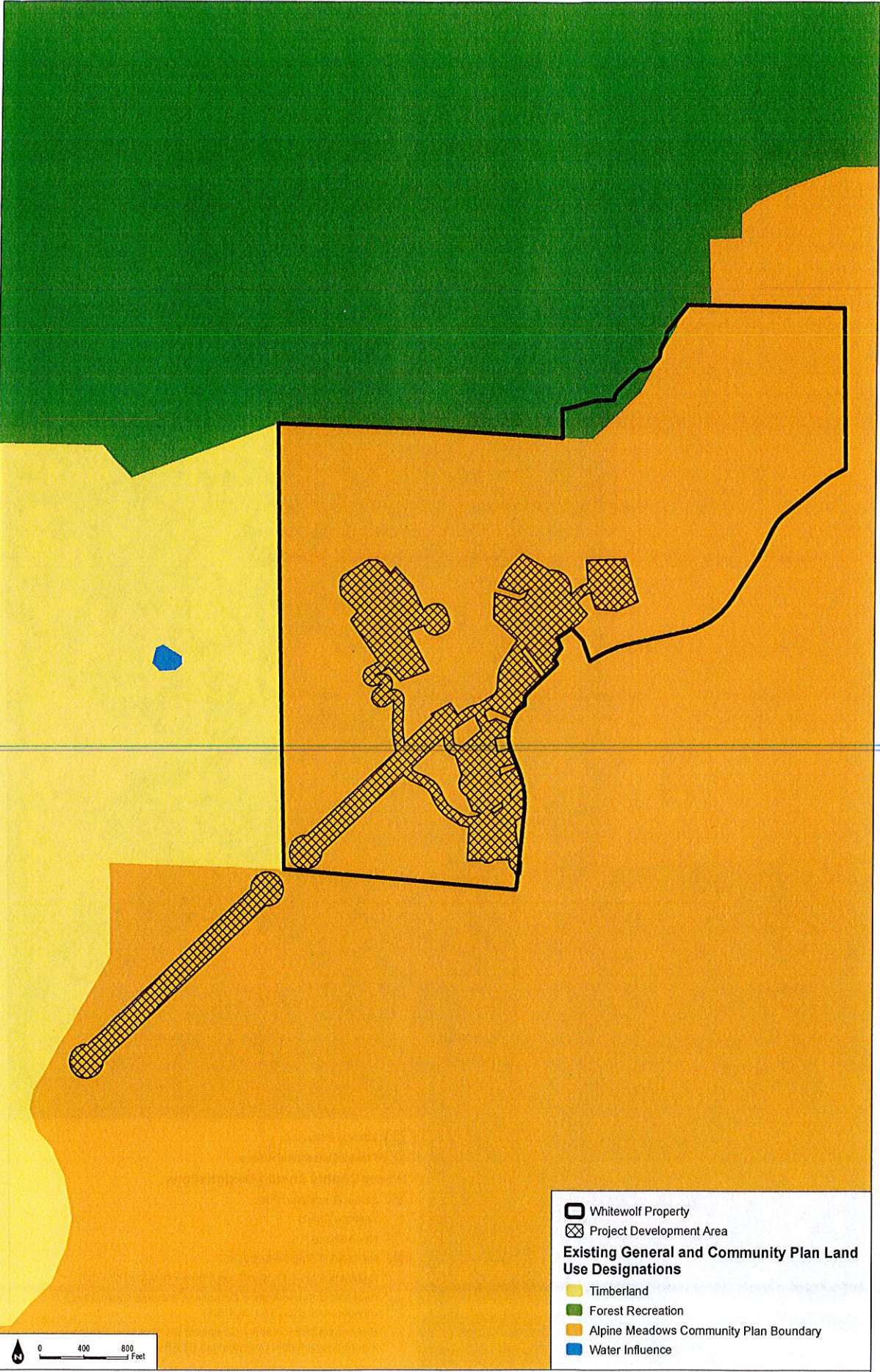
The following permits and approvals from other agencies are anticipated to be required to implement the Proposed Project.

- > *Section 402 NPDES Permit* – Any project that disturbs more than 10,000 square feet of land is required to obtain a permit for stormwater discharge under the National Pollutant Discharge Elimination System (NPDES) program administered by the Regional Water Quality Control Board. The Proposed Project would be required to obtain coverage under the program for construction phase and post-construction phase stormwater discharge and would be required to develop a Stormwater Pollution Prevention Plan.

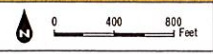


SOURCE USGS 7.5 minute series topographic map Tahoe City and Granite Chief quadrangles, Placer County 2015, Gary Davis Group 2015

FIGURE 1
Vicinity Map



□ Whitewolf Property
 ▨ Project Development Area
Existing General and Community Plan Land Use Designations
 ■ Timberland
 ■ Forest Recreation
 ■ Alpine Meadows Community Plan Boundary
 ■ Water Influence



SOURCE: ESRI 2014, Placer County 2015, Gary Davis Group 2015

FIGURE 3
 General Plan Land Use Designations