

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.