

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 and 095-280-030.

PROJECT AREA CHARACTERISTICS

The Proposed Project would result in disturbance to approximately 60.5 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.

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-Family (RS), Residential Single-Family combining Planned Residential Development (RS PD=1), and Residential Single-Family, combining Building Site Size and Planned Residential Development (RS-B-20 PD=2). RS zoning allows for primary and secondary homes, as well as ski lift facilities and ski runs. RS

PD=1 zoning limits dwelling units to one per acre. The RS-B-20 PD=2 zoning requires a minimum lot size of 20,000 square feet (0.46 acres) and limits dwelling units to two per parcel.

Surrounding Land Uses

Existing land uses surrounding the project area include Squaw Valley Ski Resort and ski runs to the north, undeveloped areas (i.e., Tahoe National Forest) to the west; Alpine Meadows Ski Area to the south, and the Alpine Meadows residential areas to the east.

The Alpine Meadows Ski Area is partially located within the Tahoe National Forest and is operated under a seasonal use agreement with the Forest Service. The Alpine Meadows residential area includes approximately 500 single-family homes in neighborhoods south of Alpine Meadows Road. The community encompasses approximately one square mile within Placer County and contains approximately 670 private parcels and several open space parcels. Many of the properties in the Alpine Meadows community are second homes and are occupied seasonally or used as vacation homes.

PROJECT DESIGN OBJECTIVES

The goal of the Proposed Project is to create a private alpine resort, including residential and common-use areas, which would be integrated with the larger alpine ski resort network of Alpine Meadows and Squaw Valley.

The goals and objectives that guided the design of the Proposed Project include the following:

- > Create a model community that can withstand natural hazards of the area such as high winds, fire and avalanches.
- > Develop a community that maximizes the use of existing on-site resources (i.e. existing pond, ski terrain, etc.) in an efficient and sustainable manner.
- > Preserve and develop a private residential community, with recreational features, oriented to a high mountain, year-round environment, including equestrian facilities and ski lift.
- > Maintain the open, natural, mountain-recreation character of the site and surrounding area accessible to Squaw Valley and Alpine Meadows existing operations.
- > Plan and develop the area to accommodate both permanent resident and visitor requirements, providing ample opportunity for recreational interests during all seasons.
- > Preserve important natural and scenic resources and conserve open space to the extent feasible.
- > Develop the property in a manner consistent and compatible with adjacent development at Alpine Meadows and Squaw Valley.

DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project includes two components: 1. White Wolf Subdivision and 2. White Wolf Lift, as further described below.

The proposed White Wolf Subdivision component of the Project would be comprised of 38 lots ranging in size from 0.5 acre to 1.5 acres. These lots would be sold and developed as single-family custom homes and would also be developed with common areas with amenities for owners in the subdivision and their guests. Amenities would include a clubhouse/lodge, ski resort facilities and seasonal recreational facilities (e.g., pool, tennis courts, equestrian facilities, etc.). An approximately 1,770 square-foot warming hut would also be constructed. A ski lift (White Wolf Lift) would provide members of the resort access to ski terrain within APN 095-280-030. 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 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
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.

Developed Common Area

The common area would provide recreational amenities and would serve as a place for White Wolf owners and guests to meet and hold community gatherings. The common area would include tennis courts (convertible to an ice skating rink during winter months), maintenance building, clubhouse/lodge, a landscaped park, horse stables, bunkhouse, and a ground level parking structure with a rooftop swimming pool (described below), warming hut, and lift facilities.

White Wolf Lodge

The White Wolf Lodge would serve as a clubhouse for use by owners and guests of the White Wolf Community. This facility would provide a common meeting space and would be used for resort administration offices, member and guest information and activity coordination services, and community events. The Lodge would also provide up to 10 separate guest lodging units with full kitchen amenities to be used by guests of White Wolf owners. The Lodge would have an overall development footprint of 10,360 square feet. The Lodge is anticipated to be two (2) stories and have an estimated maximum height of 35 feet above grade. The building would be constructed in a "mountain" style architecture with large timbers and stone design elements.

Park

A 0.18-acre park would be developed within the common area for use by White Wolf owners and guests. No trees would be removed and the park would be landscaped to blend with the existing environment. The proposed park would include amenities such as: grassy areas, picnic tables, and a play structure for children.

Horse Stables and Bunkhouse

Horse stables would be constructed just north of the terminus of the proposed Catch Valley Road. The facility would provide White Wolf owners a place to board their horses during the summer. The stable would have a development footprint of approximately 1,240 square feet and would provide enough room to board six (6) horses. In addition, bunkhouse would be constructed near the horse stables to provide lodging for handlers or for White Wolf guests. The bunkhouse would have a development footprint of approximately 4,000 square feet and would accommodate up to three (3) people.

Ski Lift

A ski lift, the White Wolf Lift, would be constructed as part of the Project. The base ski lift station would be just north of the existing pond. The lift would be approximately 1,882 feet long and terminate in the southwestern corner of APN 095-280-030. This lift would provide members of the resort access to ski terrain within APN 095-280-030.

Road Improvements

The existing roads at White Wolf would be improved and some new roads would be constructed to provide a circulation network to serve the residential subdivision, clubhouse/lodge, and associated facilities. White Wolf Road would be designated the primary road in the Project Development Area, and would provide access to residences and resort facilities. White Wolf Road is proposed to be a gated, private roadway and would not be open to the public. Roadway improvements would include elevated road (i.e., bridge) sections and appropriate drainage facilities. Road improvements would cover approximately nine (9) acres of the Project Development Area. Onsite roadways are proposed to be approximately 18 feet wide. Approximately 1.5 miles of new roads are proposed on the Project site.

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.

Drainage

Onsite drainage improvements would consist of underground pipes and surface drainage systems, and would generally follow existing drainage patterns. Existing underground stormwater pipes that flow to

Bear Creek would be used to the extent practical along with additional stormwater infrastructure constructed to serve the Proposed Project. A drainage report will be prepared for this Project.

Construction

Construction activities associated with Project development would include grubbing/clearing of on-site areas, excavation and relocation of soil on the site, backfilling and compaction of soils, construction of utility infrastructure (i.e., water tank, potable water conveyance, wastewater conveyance, storm water drainage facilities, underground electrical, and propane facilities), and construction of proposed buildings associated with resort residential land uses. Blasting activities would be required for construction of the water tank and conveyance pipes, as well as new roads.

All construction activities would take place within the proposed 74-acre development area of the larger 460-acre site. Construction equipment would vary day-to-day but would involve operation of scrapers, bulldozers, water trucks, fork-lifts, wheeled loaders, compressors, and motor graders. Construction workers would access the site via Alpine Meadows Road and SR 89. Following initial site preparation (grubbing, clearing, grading), building construction would commence. In compliance with County requirements, the Proposed Project would be constructed during the allowed construction season (May 1 –October 15) [Ord. 5407-B (part), § 10,2006; Ord. 5373-B (part), 2005; Ord. 5056-B (part), 2000], over a period of two to six years, pending the timing of Project approvals, market conditions, and environmental factors (e.g., snow fall).

Potential Permits and Approvals Required

Several agencies would be involved in the consideration of Proposed Project elements. Placer County would be the Lead Agency under CEQA for the Proposed Project. The following approvals and permits are anticipated to be required prior to construction of the Proposed Project. The responsible agencies and types of permits are listed in Table 2, below.

**Table 2
Required Approvals/Permits for White Wolf Ski Resort**

Required Approvals/Permits	Responsible Agency
Building Permit	Placer County
Grading Permit	Placer County
Tree Permit	Placer County
Conditional Use Permit / White Wolf Lift	Placer County
Tentative Subdivision Map	Placer County
Section 402, National Pollutant Discharge Elimination System Permit Compliance	Regional Water Quality Control Board
Alpine Springs County Water District Tahoe Truckee Sanitation Agency Liberty Utility	Will serve letters

Approvals Required from Placer County

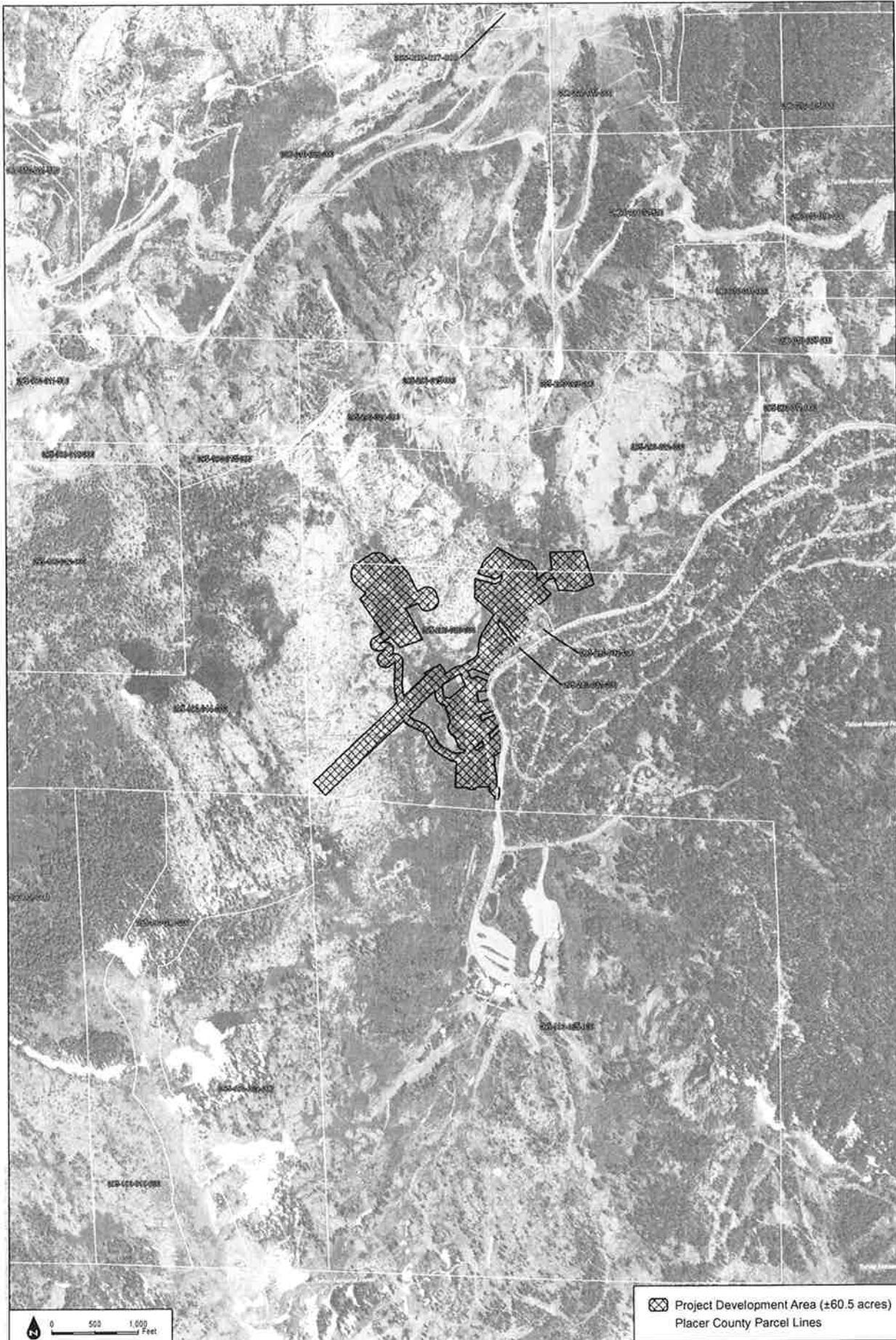
- > *Building Permit* – Proposed building construction would require issuance of a building permit by the County.

- > *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.

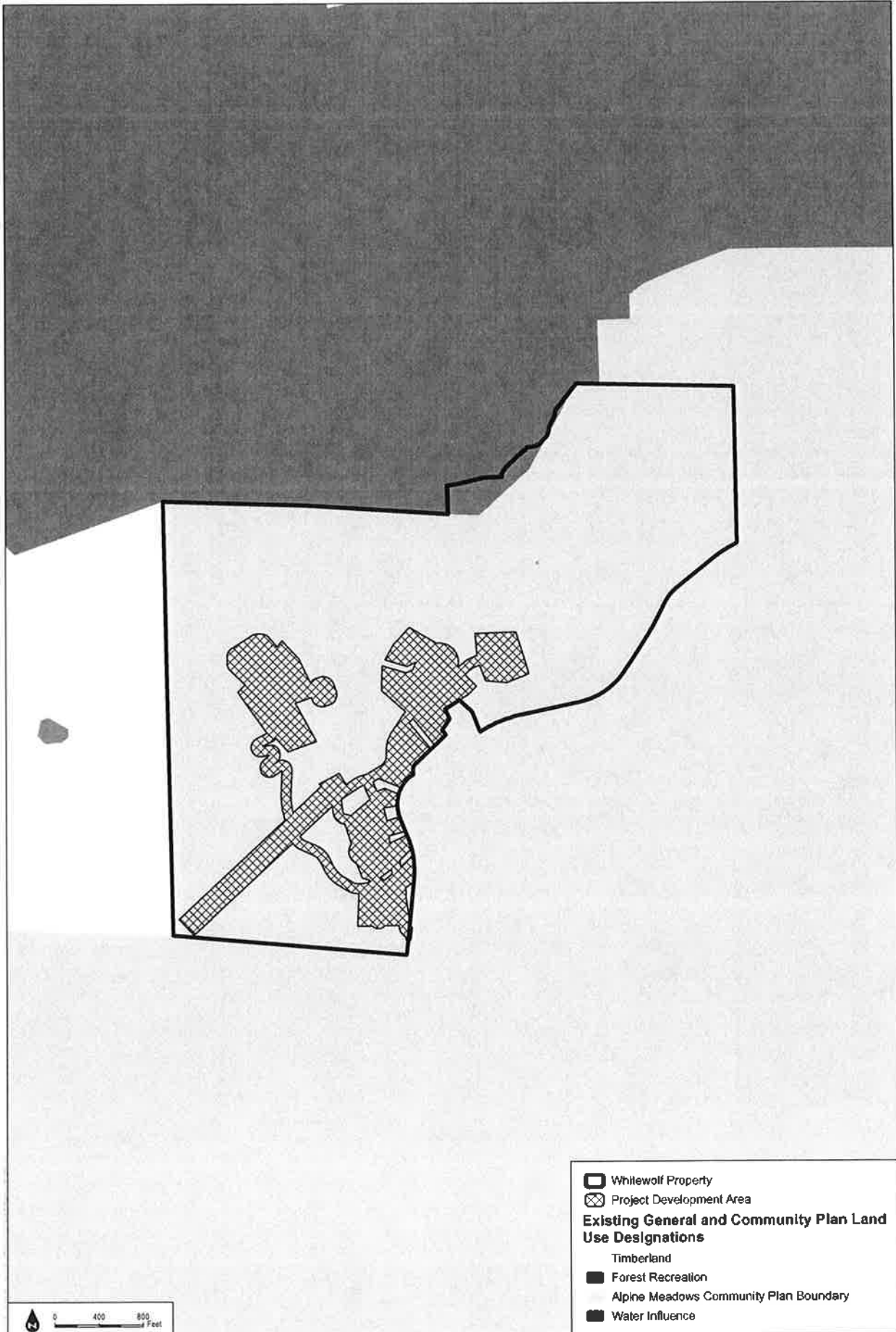
- > *Section 402 NPDES Permit* – Any project that disturbs more than 10,000 square feet of land is required to obtain a permit for stormwater discharge under the National Pollutant Discharge Elimination System (NPDES) program administered by the Regional Water Quality Control Board. The Proposed Project 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: Bing 2015, Placer County 2015, Gary Davis Group 2015

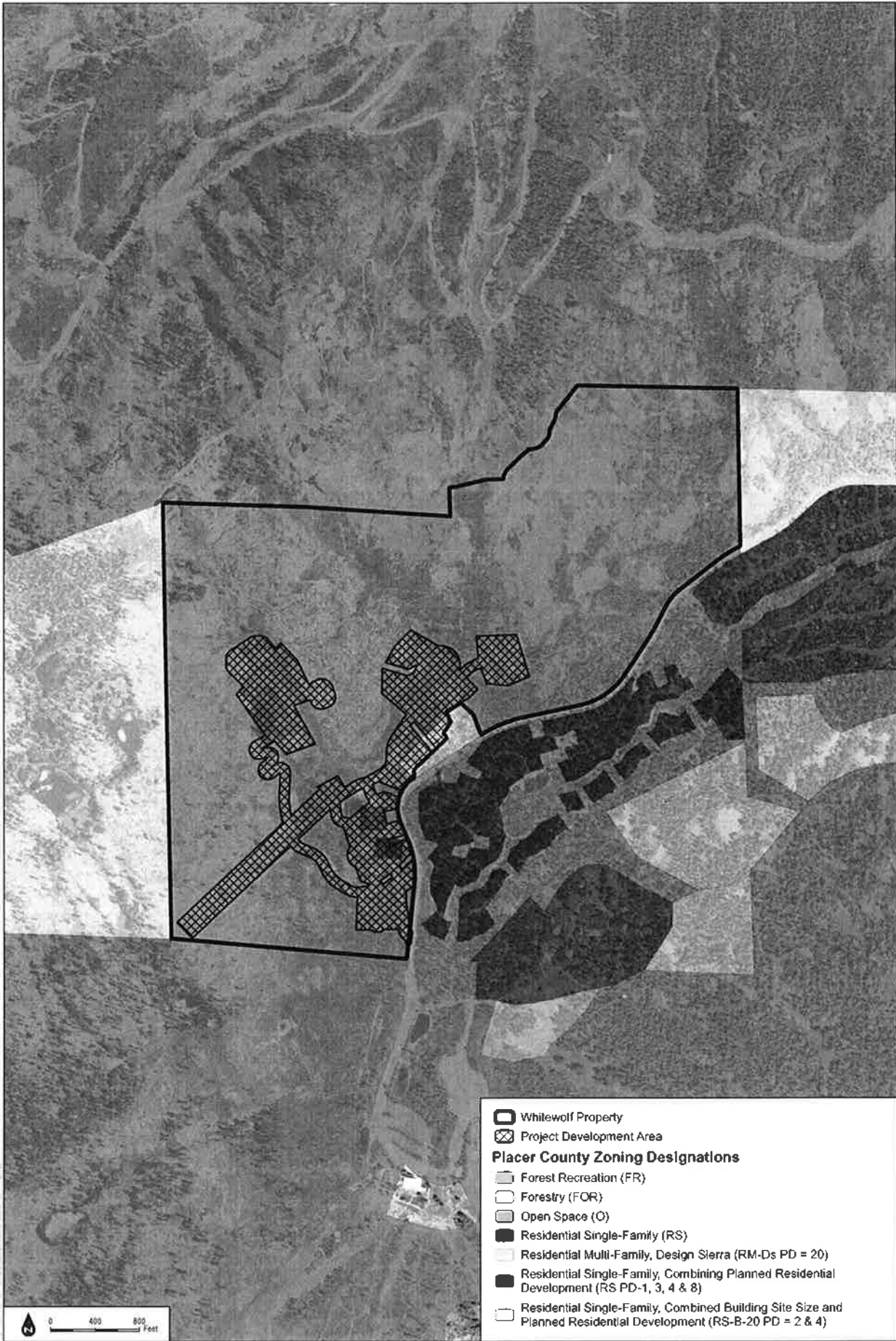
FIGURE 2
Aerial Map

White Wolf Subdivision



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

FIGURE 3
General Plan Land Use Designations



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

FIGURE 4
Zoning