



Legislation Text

File #: 20-0160, **Version:** 1

Planning and Building Department, Planning Division, forwarding a request from Tallac Hospitality for an Initiation Hearing (Conceptual Review) for a proposed development in the Kirkwood area that would add a 65 room hotel with a restaurant, spa, event center, trailhead, 30 summer camping cabins and 10 year-round cabins, for a maximum total overnight population of 227 people in the summer and 173 people in the winter.

Staff recommending the Board take the following actions:

- 1) Find that the proposed Pre-Application PA19-0007 complies with the criteria for initiation of General Plan Amendments as required by Board of Supervisors Policy J-6; and
- 2) Provide the Applicant with initial feedback on the proposed project. (Supervisorial District 5) (Est. Time: 1 Hr.)

FUNDING: Applicant Funded Application Fees.

DISCUSSION / BACKGROUND

This Pre-Application Conceptual Review is being presented as a required process associated with Board Policy J-6, "General Plan Amendment Initiation Process", which requires an initiation hearing before the Board. There are no entitlements or approvals authorized from this Pre-Application public hearing. This item is for discussion purposes only.

The proposed development requires a Specific Plan to be adopted that would amend a portion of the project area's zoning designation of Recreation Facility, High-Intensity to Commercial, Rural. The General Plan designation for the area is Adopted Plan (AP), which is consistent with the adopted 1988 Kirkwood Master Plan. The property, identified by Assessor's Parcel Number 039-070-018, consisting of 46.45 acres, is located on the north side of Highway 88, 1,700 feet east of the intersection with Kirkwood Meadows Drive, in the Kirkwood area, Supervisorial District 5.

A Technical Advisory Committee (TAC) meeting was held on January 6, 2020 with the Applicant and responsible County Departments to provide initial feedback on the project. The key issues that were identified at the meeting were: the California Environmental Quality Act (CEQA), traffic analysis, employee housing, zoning, Specific Plan adoption, Environmental Management, and water quality protection.

A staff Memo is attached to this item that contains a more detailed analysis of the project along with the Memo's referenced Exhibits A - L.

ALTERNATIVES

N/A

PRIOR BOARD ACTION

The Kirkwood Master Plan was adopted in 1981 under Board Resolution #403-81, and was amended in 1988 under Board Resolution #434-88.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Departments of Transportation, Environmental Management and Air Quality; Caltrans; and Kirkwood Meadows Public Utility District

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no fiscal impact or change to Net County Cost resulting from the proposed Conceptual Review. All cost associated with this review are paid through Applicant funded application fees.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance

CONTACT

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