
ATTACHMENT "A"
REVISED ALTERNATIVE E

**PROJECT DESCRIPTION
FOR
REVISED ALTERNATIVE E**

The maximum amount of development allowed under the Specific Plan, as modified by Revised Alternative E is as follows:

- a. *Residential Development:* 1413 dwelling units
- b. *Commercial Development:* 195,000 GSF (Gross Square Feet)
- c. *Population:*
 - Overnight Peak: 6558 persons, including overnight guests, residents, homeowners and employees
 - Winter Day Peak: 11,800 persons at one time (PAOT), including day visitors, employees, overnight visitors and all other persons within the resort
 - Skier Day Peak: 10,800 skiers at one time (SAOT)
 - Summer Day Peak: 9,800 persons at one time (PAOT) for the duration of special events only, otherwise the summer day peak is 6558 persons

d. *Residential Development Limits:*

Total residential development shall be limited as follows: 1413 dwelling units and accommodations for an overnight population of 6558 persons calculated by using the population estimate by unit type and land use contained in Section 4.10.1 of the Specific Plan and reproduced below for reference. Whichever limit is reached first (1413 dwelling units or 6558 overnight population capacity) shall determine the maximum amount of residential development allowable under the Specific Plan.

Multi Family Units:

Studio:	2.2	people per unit
1 bedroom:	2.2	people per unit
2-bedroom:	4.3	people per unit
3-bedroom:	6.5	people per unit
4-bedroom:	8.6	people per unit

Single Family and Duplex Units:

All: 5.8 people per unit

e. Subarea Development Limits:

In accordance with Revised Alternative E as described in the Specific Plan, the following subarea development limits for residential development in Amador County are established as a part of the Specific Plan:

Kirkwood North:

40 multi family units to include a bed & breakfast/lodging facility and employee housing

Ski In/Ski Out North:

Development shall be limited such that the pre-development 7900' elevation contour line must transect the building foundation and apply the Open Space designation above the 7900' elevation. Restrict the maximum height of the Timber Creek Lodge development to 45' above a plaza deck and 55' if there is no plaza deck and the multi-family residential development in S/I S/O North to 45'.

128 multi family units
37 single family/duplex units

Ski In/Ski Out South:

Development shall be limited such that the pre-development 7975' elevation contour line must transect the building foundation and apply the Open Space designation above the 7975' elevation.

38 multi family units
50 single family units (existing Palisades III units plus 43 additional units)



FIGURE 4.1 SPECIFIC PLAN LAND USE MAP (REVISED ALTERNATIVE E)

SKI-IN/SKI-OUT
— SOUTH, PALISADES

SKI-IN/SKI-OUT NORTH,
TIMBER CREEK

