



US Army Corps
of Engineers
Sacramento District
1325 J Street
Sacramento, CA 95814-2922

Public Notice

Number: 200500170

Date: October 2, 2006

Comments Due: November 1, 2006

SUBJECT: The U.S. Army Corps of Engineers, Sacramento District, (Corps) is evaluating a permit application to construct the Palisades V, Kirkwood Mountain Resort project, which would result in impacts to approximately 1.72 acres of waters of the United States (WOUS), including wetlands, in or adjacent to the wetlands. This includes 1.70 acres of permanent impact and 0.02 acre of temporary impact. Permanent impacts would occur due to filling of WOUS for the residential development and road crossings. The temporary impact would occur from a temporary crossing across Kirkwood Creek to access the proposed mitigation site. This notice is to inform interested parties of the proposed activity and to solicit comments. This notice may also be viewed at the Corps web site at <http://www.spl.usace.army.mil/regulatory.html>.

AUTHORITY: This application is being evaluated under Section 404 of the Clean Water Act for the discharge of dredged or fill material in waters of the United States.

APPLICANT: Kirkwood Mountain Resort, LLC, Nate Whaley
P.O. Box 1
Kirkwood, California 95646-0001
209-258-7291

LOCATION: The project site is located in Section 27, Township 10 North, Range 17 East, Amador County, California, and can be seen on the 7.5' Caples Lake USGS Topographic Quadrangle.

PROJECT DESCRIPTION: The applicant is proposing to construct three residential developments with two supporting facilities within the Kirkwood Specific Plan area. Based on the available information, the overall project purpose is to construct housing. The applicant believes there is a need to provide a year-round destination resort community. Individual developments include the Palisades (Phases 5 and 6); Martin Point; Timber Creek Village; Timber Creek Lodge Parking; and the elementary school and park. The attached drawings show additional project details.

Palisades 5 and 6 are the remaining two phases of a multi-phased residential development which began in 2000. Palisades 5 and 6 phases include 15 and 21 single-family residential lots, respectively, snow storage and access roads located on approximately 15 acres in Amador and Alpine counties, California. Martin Point is a single phase, residential development containing 34 single-family lots on approximately 17 acres within Amador County. Timber Creek Village is a 7-lot residential development located on approximately 8.33 acres in Amador County. The Timber Creek Lodge parking will provide expanded parking for the existing Timber Creek Lodge, located across Kirkwood Meadow Drive. Surface parking lots currently occupy part of the area. The elementary school and park would cover a 6-acre parcel in Amador County at the edge of Kirkwood Meadow.

Kirkwood 4a

United States
Department of
Agriculture

Forest
Service

Pacific
Southwest
Region



R5-MB-104
January 2006

Draft Environmental Impact Statement for Kirkwood Mountain Resort

2003 Mountain Master
Development Plan

Eldorado National Forest



Kirkwood 4a

ENVIRONMENTAL CONSEQUENCES

DIRECT AND INDIRECT EFFECTS

Alternative 1 – No Action

Under the No Action Alternative, construction of additional infrastructure and trails would not occur. Therefore, no impacts to jurisdictional and non-jurisdictional waters of the U.S., including wetlands would occur.

Action Alternatives

Implementation of projects identified in the MMDP would result in impacts to water of the U.S., including wetlands. Jurisdictional and non-jurisdictional impacts to waters of the U.S., including wetlands would be identical for each action alternative (refer to tables 3J-3 and 3J-4). Primarily, disturbance would be temporary, resulting from the installation of utility lines within the Kirkwood SUP area, as well as on private land.

Wetlands

Under the Proposed Action, disturbance to wetlands and waters of the U.S. that would occur as a result of any action alternative includes both temporary and permanent disturbance. Temporary disturbance would result from installation of utility lines, including snowmaking lines. Permanent disturbance could occur as a result of fill at lift tower or other permanent facilities locations. Both types of disturbance must be authorized by the USACE. The USACE generally requires that temporary disturbance be restored to pre-existing conditions. If the USACE approves permanent disturbance, mitigation for the loss of wetlands is generally required.

**Table 3J-3:
Proposed Wetland Impacts**

Wetland Type	All Action Alternatives			
	NFS Lands (Public)		Private	
	Permanent	Temporary	Permanent	Temporary
Palustrine Emergent (PEM)	0.0	0.3	0.0	0.5
Palustrine Scrub Shrub (PSS)	0.01	0.9	0.0	0.3
Palustrine Forested (PFO)	0.0	0.0	0.0	0.0
Open Water (Lakes/Ponds)	0.0	0.0	0.0	0.0
Sub-Total	0.01	1.2	0.0	0.8
Total Wetland Impacts	1.21		0.8	

As displayed in Table 3J-3, impacts (temporary and permanent) will be minimized to the greatest extent practicable. Final engineering has not been conducted for the placement of lift towers; however, it is anticipated that all wetlands and stream segments can be

Kirkwood Mountain Resort