

# AGENDA

## TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, August 18, 2017\*

10:00 A.M.

**KMPUD Community Services Building, Loop Road, Kirkwood, CA**

The meeting can be viewed live at <http://www.ustream.tv/channel/kmpud>. The telephone number to call into the meeting is 1-800-511-7985; use access code 480096.

For further information on any of the agenda items, please contact Alpine County Community Development Department at (530) 694-2140. Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 5496.5 of the Government Code.

- A. Call to Order
- B. Approve Agenda
- C. Correspondence
- D. Minutes: March 10, 2017; June 9, 2017; July 14, 2017
- E. Public Matters: Information items and persons wishing to address the Committee regarding non-agenda items.
- F. Agenda Items:

ITEM 1: Review and possible recommendation to the Amador County Planning Commission of the Palisades Unit No. 6 Tentative Subdivision Map. The map consists of the division of 8.1 acres into 21 single family lots; located on the west side of Kirkwood Meadows Dr. just south of Loop Rd. in the 'Ski-In Ski-Out South' area as delineated in the 2003 Kirkwood Specific Plan to create 21 lots for single family development to be located in the vicinity of Palisades Dr. Applicant: KPVI LLC. APN: 026-020-0046

ITEM 2: Review and possible recommendation to the Amador County Planning Commission of the Timber Creek Townhome Tentative Subdivision Map. The map consists of the division of approximately 1.9 acres into 16 multi-family lots and five common area lots. The proposed subdivision is located at the intersection of Kirkwood Meadows Dr and Sentinels Way. Applicant: Martin Point LLC. APN: 026-270-033

G. Adjourn

**DRAFT MINUTES  
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE**

**10:00 A.M. Friday, July 14, 2017  
KMPUD Community Services Building, Loop Road, Kirkwood, CA**

**A. Call to Order**

The meeting was called to order at 10:04 am by Zach Wood. TC-TAC members present were Zach Wood, Susan Grijalva, and Brendan Ferry.

**B. Approve Agenda**

Upon a motion by Susan Grijalva seconded by Brendan Ferry, the agenda was approved 3-0.

**C. Correspondence**

Zach Wood noted that correspondence was received related to the school site parking lot proposal which will be considered when that project is agendized.

**D. Minutes: March 10, 2017; May 12, 2017; and June 9, 2017**

The March 10 and June 9 minutes were continued.

**MOTION**

Brendan Ferry to approve the May 12, 2017 meeting minutes.

Second by Zach Wood.

AYES Wood, Ferry

ABSTAIN Grijalva

**MOTION CARRIED**

**E. Public Matters: Information items and persons wishing to address the Committee regarding non-agenda items.**

Nancy Trevett requested that TC-TAC add an item to discuss the Thunder Mtn Lodge site regarding unfinished site conditions.

**F. Agenda Items:**

**ITEM 1: Review and possible acceptance of 2003 Kirkwood Specific Plan mitigation measures and conditions of approval.**

**Applicant: Kirkwood Mountain Resort**

- **MM 4.3.1 (h) \ COA 56 – Fishing Posters**
- **MM 4.7(d) \ COA 97 – Parking analysis**
- **MM 4.2 (v) \ COA 50 – Street sweeping**

Brendan Ferry asked about the comment letter and photos showing a broom sweeper rather than a vacuum. Mike Niccoli, Kirkwood Mountain Resort, described that the broom sweeper was part of parking lot cleanup that was used on local roads due to extra time available on the equipment rental. Ferry noted that broom sweepers create significant dust compared to vacuum units. Niccoli stated that use of broom sweepers in residential areas could be curtailed.

Nancy Trevett described that recent broom sweeping has deposited debris on the Chicken Feathers lot. Niccoli noted that KMR could clean up debris.

Rebecca Akroyd described that sweeping did not occur on all roads included KMA roads.

Bertrand Perroud commented that snow blowing impacts occur along roads with associated debris deposited which is not cleaned up.

Nancy Trevett noted that TC-TAC should describe why any acceptance of the mitigation would not follow previous County official determination on responsibility for sweeping.

Mike Niccoli stated that Doug Pierini would be able to respond regarding which roads were swept.

Michael Sharp commented that the total capacity is missing information perhaps due to the changing conditions.

Zach Wood described that new storage requirements have been placed on existing surface parking areas and CHP traffic control contract date could be described on the parking analysis.

Nancy Trevett noted that narrative descriptions of the conditions could augment the analysis.

MOTION Grijalva SECOND Wood

to 1) find MM 4.3.1(h) in compliance and 2) 4.7(d) find parking analysis is partially compliant but more information is needed related to the days when CHP

traffic control was implemented, the number of spaces available on days where day skiers exceeded 4,000, and provide a simple narrative summarized the information in the report; and 3) find MM4.2(v) to be partially compliant in that it does meet the requirement to the extent that Kirkwood Meadows Dr was swept however until resolution of the ongoing issue relate to whether the Resort is require to sweep all roads within the Specific Plan area or not, this item cannot be found compliant. The street sweeping and parking analysis are continued until additional information is submitted.

AYES Grijalva, Wood, Ferry

MOTION CARRIED

**ITEM 2: Review and possible approval of a tree permit for the removal of two trees for a fueling site improvement in the vicinity of the Kirkwood Mountain Resort maintenance facility adjacent to the south portion of Loop Rd. Applicant: Kirkwood Mountain Resort.**

Zach Wood stated that the applicant has withdrawn the tree permit application pending a building permit application to Amador County.

The committee received comments related to visual impacts. Mike Niccoli described the new above ground fuel station with canopy. The purpose of the canopy is to cover the tanks and fueling equipment to protect from snow accumulation. TC-TAC commented to Amador County to confirm that subject tree are required to be removed per the building permit.

### **G. Adjourn**

The Committee has conflicts with the regular August 11 date and agreed to schedule for August 18, 2017. The meeting was adjourned at 11:0- a.m.

JUL - 5 2017

**APPLICATION FORM AND CHECKLIST FOR  
TENTATIVE PARCEL MAP AND SUBDIVISION MAP**

PLANNING DEPARTMENT

The following information shall be included with this application:

1. Parcel Map Number Subdivision Map No. 143  
or Subdivision Name and Number Palisades Unit No. 6
2. Subdivider and/or Land Owner KPVI LLC  
Name Attn: Nate Whaley  
Address PO Box 2, Kirkwood, CA 95646  
Phone 209-210-7225
3. Surveyor Sheldon Land Surveyors
4. Assessor Plat Number Amador Bk 26 pg 27; Alpine Bk 6 pg 01
5. Existing Zoning District PD
6. General Plan Classification Specific Plan - single family residential
7. Date Application Submitted \_\_\_\_\_
8. Proposed Use of Parcels residential
9. Special Use Districts (if applicable) Kirkwood Meadows Public Utility District
10. Source of Water Supply Kirkwood Meadows Public Utility District
11. Sewage Disposal System Kirkwood Meadows Public Utility District
12. Signature of Landowner/Applicant \_\_\_\_\_  
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor \_\_\_\_\_

The following shall be included with this application:

14. Thirty-five (35) copies of tentative map. PLEASE FOLD MAPS  
15 copies: 18" X 26" in size, folded to 6" X 9½" in size  
20 copies: 11" X 17" in size, folded in half
15. One (1) copy of Assessor Plat Map.
16. Two (2) copies of deed(s).
17. Two (2) copies of completed environmental information form (sections 29, 30, 31  
require description and photos).
18. Two (2) copies of preliminary map report.
19. One (1) reduced (8½" X 11") reproduction of tentative map.
20. Application Fee (see Fee Schedule).
21. Copies of Receipts of Environmental Health Department and Public Works  
Agency Fees.
22. Completed and signed Indemnification Agreement.
23. If your project accesses off a State highway, provide encroachment permit or  
other pertinent information (e.g., a road maintenance agreement if your project  
accesses from a private road connected to a State highway), or state if no  
information is available.
24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to  
PRC 21083.4.

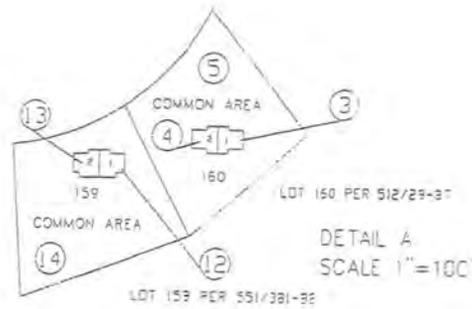
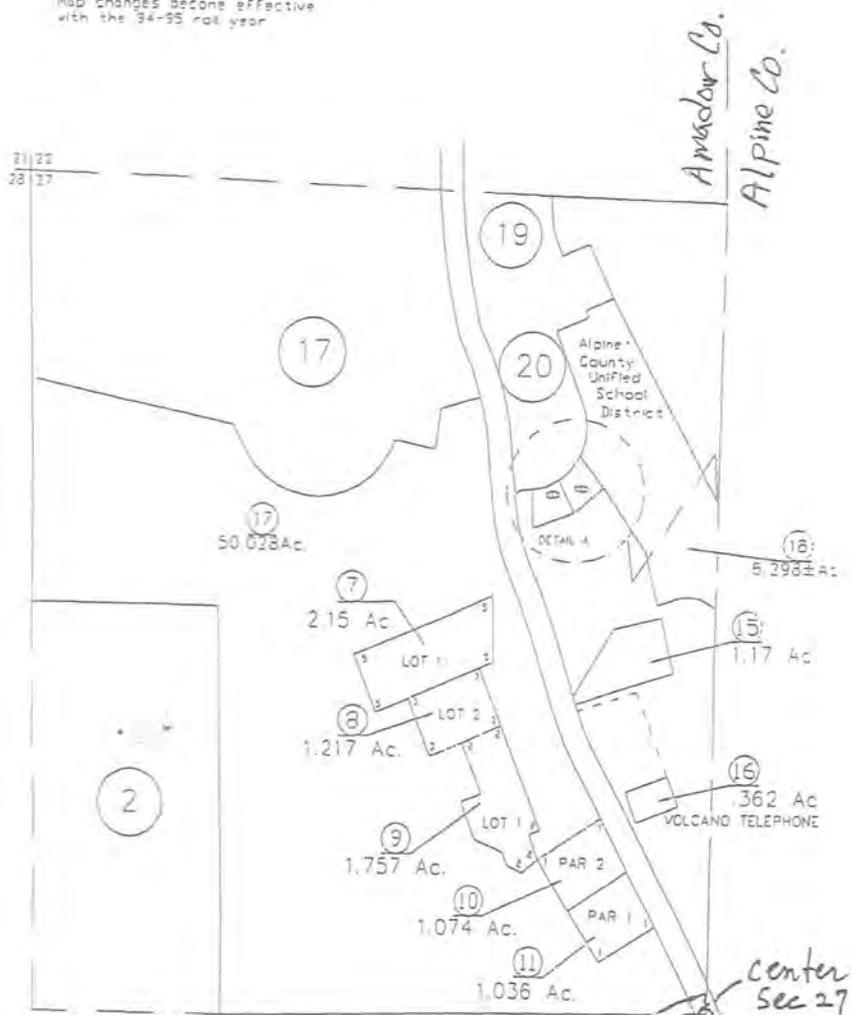
This Map Was Prepared For  
As Not Purposes Only. No  
Liab. Is Assumed For The  
Accuracy Of The Data Delineated  
Hereon.

POR. SEC. 27, T10N., R.17E., M.D.B. & M.

Tax Area Code  
52-029

26-27

Map changes become effective  
with the 84-85 tax year

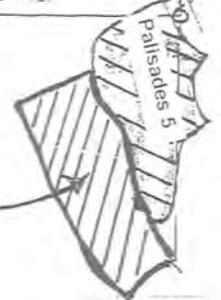


- 1 - P.M. Bk. 27, Pg. 43
- P.M. Bk. 32, Pg. 79
- 2 - P.M. Bk. 5, Sub. Pg. 24
- 3 - P.M. Bk. 5, Sub. Pg. 52
- 4 - P.M. Bk. 5, Sub. Pg. 54
- 5 - P.M. Bk. 5, Sub. Pg. 56

NOTE-Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 26, Pg. 27  
County of Anador, Calif

General Location  
Palisades Unit No. 6



PLANNING DEPARTMENT

JUL - 5 2017



**ENVIRONMENTAL INFORMATION FORM**

To be completed by applicant; use additional sheets as necessary.  
Attach plans, diagrams, etc. as appropriate.

**GENERAL INFORMATION**

Project Name: Palisades Unit 6

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/ KPVI LLC

Developer Attn: Nate Whaley Landowner KPVI LLC

Address PO Box 2; Kirkwood CA 95646 Address PO Box 2; Kirkwood, CA 95646

Phone No. 209-210-7225 Phone No. 209-210-7225

Assessor Parcel Number(s) 026-270-033

Existing Zoning District PD

Existing General Plan Specific Plan - Single-family

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies See below

TTAC, County Planning

**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

**ADDITIONAL INFORMATION** Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

**ENVIRONMENTAL SETTING**

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 6/29/2017

  
\_\_\_\_\_  
(Signature)  
For KPVI LLC

Amador County Environmental Information Form

**Project Description**  
**Palisades Unit 6 Single family subdivision**

*Numbers refer to sections in the Amador County Environmental Information Form*

**1.**

This proposal is to create a 21-lot subdivision for single Family development. The development is the 6th in a 6 phase development approved under the Kirkwood Specific Plan, and lies in both Alpine and Amador Counties.

The subdivision is designed to provide the amenity of ski in/ski out access to its residents and owners. This is provided primarily by a dedicated ski-way and pedestrian easement on the downhill side of the Pal 6 lots west of Palisades Drive. Obviously, the level of access to ski terrain is unique to each lot's location and elevation, however all residents will have a greater or lesser ability to ski away from and back to their homes without use of vehicle transport, if they desire.

The total proposed subdivision area is 8.1 acres. 6.7 acres are contained in the 21 proposed lots and 1.4 acres are contained in the extension of Palisades Drive. The proposed lots vary from +/-9800 square feet (.23 acres) up to 24783 square feet (.57 acres) as shown in table form on the Tentative Map.

**2.**

There are no existing structures for habitation on the proposed development. The current location of the Number 7 (Hole-in-the-wall) chairlift crosses portions of lots 46, 47, and 48 as it currently exists. Easement Z provides temporary permission for the lift to cross these lots. This chair lift is scheduled for relocation to the northwest, and will then fall entirely off the subdivision at which time the easement will expire.

The 21 lots will contain 21 single family residential units as proposed;

**3,4.**

Not applicable, no building construction proposed.

**5,6.**

All development in Kirkwood will be served by Kirkwood Public Utility District for water and Sewer, Mountain Utilities for propane and electricity, and Volcano communications for telephone and cable TV.

**7,8,9**

No plans for specific building development exist. As single-family lots, the ultimate owner is the source of building plans. It is assumed that construction of various single-family homes, on the building envelopes as identified in the tentative map, will take place over the next 3 to 5 years. The development is subject to a variety of tiered regulations and guidelines. The Kirkwood Specific Plan as approved in Amador and Alpine counties in summer of 2003 is the overall controlling document. Development is also under the applicable County and State regulations, the CC&R's and design guidelines of its own Homeowners association, and under the overall jurisdiction of the Kirkwood Community Association (formerly known as the Kirkwood Meadows Master Homeowners Association).

It is proposed to construct roads and infrastructure to complete Olympic Court in a single phase in the first building season after final map approval. conceivably this could be summer 2006 or 2007. Then, the owner of any particular lot can initiate their plans at any time after road and utility construction. Are completed. See attached tentative Map for road locations and lot layouts proposed.

**10.**

**Associated Projects**

The relocation and upgrade of Kirkwood's hole-in-the-wall ski lift (Chair 7) will be done simultaneously with early development of Timber Creek Village multi family and commercial development immediately north, in the vicinity of the 2004 existing Timber Creek Lodge. Additional associated activity is the completion of Palisades 5 subdivision in summer 2005.

The existing Chair lift will be rotated to the north around the existing top terminal, with the bottom terminal moving approximately 225 ft. north. The Chair will also be upgraded to a newer, faster drive system. Neither project physically depends on the other for completion. The prime reasons for relocating the Chair are to increase its capacity to move skiers uphill, better position it for access to the ultimate replacement for the existing Timber Creek Lodge, move the chair alignment off the northern most lots of Palisades 5. Relocation of the Chairlift will make skier traffic move more efficiently both on the snow and to/from the parking areas.

Palisades Unit 6 is a planned, logical next phase extension of the Palisades/ski in/ski out south development as shown in the 2003 Kirkwood Specific Plan. The

approval of the development in the area is known as Revised Alternate E, as analyzed in the Kirkwood Specific Plan EIR.

**11,12,13,14,15.**

The tentative map indicates the access, lot layout, estimated lot size and building envelope proposal for each lot.

**16.**

This project **does not** require a conditional use permit or re-zone. It is consistent with the approvals contained in the 2003 Kirkwood Specific Plan for the creation of single-family lots for sale to individual owners.

**17.**

The Project, a subdivision that provides access and utility stubs will have a significant effect on existing ground contours in the immediate area of the road and utility construction. Creation of Palisades Drive will require substantial grading, and will require an encroachment onto Kirkwood Meadows Drive as shown. The design of the road segments has been done to minimize cut and fill, by being designed to stay parallel to the contours of the land, and by keeping most of the utility installation within the road right of way, thus limiting disturbance. Which would come from separate PUE's.

**18.**

The Project will have an effect on views or vistas from existing residential areas, public lands and roads. The view will change slightly with construction of the road and infrastructure, but more so when individual homes begin to appear. The visual impacts were analyzed in the Kirkwood Specific Plan EIR, with mitigation measures required to be applied to mitigate to lower levels of effect.

**19**

. The Project will change the pattern of use and character of the area within the subdivision. Historically the project area has been either used as open space or ski terrain, depending on the seasons. These changes were analyzed in the EIR covering the Kirkwood Specific Plan.

**20.**

The Project, the subdivision itself, will generate no solid waste or litter.

**21.**

The Project will cause minor change in dust. There will be some dust associated with construction, and mitigation measures are in place to minimize this. The project will cause no ash, smoke, fumes or odors in the vicinity.

**22.**

The Project will significantly alter an approximately 1.7 acre section of Wetland A as shown on the Wetland delineation Map certified by the Army corps of Engineers in 2002. The cut (earth removal) required to establish the subdivision road will eliminate this wetland section. An Army Corps of Engineers permit will be required to disturb this area, and mitigation will be required, likely at a 2:1 ratio of disturbed:created wetland.

This disturbance was evaluated in the Kirkwood Specific Plan EIR, and the conclusion was that by replacement with a higher quality wetland feature, this impact could be mitigated to less than significant. Kirkwood is preparing wetland replacement areas in the meadow, adjacent/connected to existing wetlands. The wetlands in the meadow have the highest wetland function and value of any found in the Kirkwood valley.

The earth movement will also result in minor disturbance of smaller drainageways within the project, however design, collection and distribution of the collected drainage will reduce this impact to less than significant.

**23.**

The Project will generate no significant change in noise or vibration in the vicinity except during the construction process.

**24.**

The Project site does contain development proposed on slopes of more than 10%. The slopes vary from 10 to approximately 25 percent in some limited areas. The access roads are maintained at approx. 10 percent. There are minimal fills associated with the project, and involve only those necessary to maintain stable slopes along roadways pursuant to the guidelines in the Specific Plan.

Benching, re-vegetation and erosion control using steep slope BMP's will be used to maintain stability and minimize visual impacts on the cut slopes necessary to provide access to Palisades 6.

**25.**

The Project will not involve the use of potentially hazardous materials, toxic substances, or flammables. Minor use of explosives may be required during construction to break rock too hard to excavate with normal construction equipment.

**26.**

The Project will not cause a substantial change in demand for municipal services. The project represents less than 1.5 percent of the total allowable unit count in the EIR analyzed for the Kirkwood Specific Plan.

**27.**

The Project will not substantially change demand for fossil fuel consumption. The project represents less than 1.5 percent of the allowable unit count analyzed in the EIR for the Kirkwood Specific Plan.

**28.**

Although The Project itself is not related to a larger project or series of projects that can be accurately identified at present, it will create the possibility opportunity for 21 more single-family homes in Kirkwood. In that way, it can be seen as related to a future change in use from the current use.

The use of the area for residential development was analyzed in the EIR for the Kirkwood Specific Plan and it was determined that, with the exceptions of:

- the effects of increased population on the surrounding area
- the visibility of the project, and
- increased human presence,

*that the affects of the Specific Plan could be mitigated to less that significant levels.*

**29.**

The area has been under constant use since the early 1970's as open space and for skiing skiers. Historically, the area has been partially logged. There is no evidence of endangered or threatened Plants or animals based on surveys for sensitive plant species performed in 2003, and surveys for sensitive wildlife species were performed in 2004. The area is used by the common Kirkwood Valley animals, i.e. squirrels, chipmunks, occasional bears and coyotes, and birds, which have generally adapted to human activity.

Archeological surveys, which included a data search in public archeological records, consultation with the native American groups were donne in the mid 1990's. No cultural or historic resources of significance were located by this work.

**30.**

The surrounding property is largely owned and used by Kirkwood Mountain Resort. There are privately owned lots in the Palisades Phases 1 through 5 to the south and east between proposed unit 6 and Kirkwood Meadows Drive.

Due west of the proposed Palisades 6 is open space and areas used for recreational use like hiking, skiing etc.

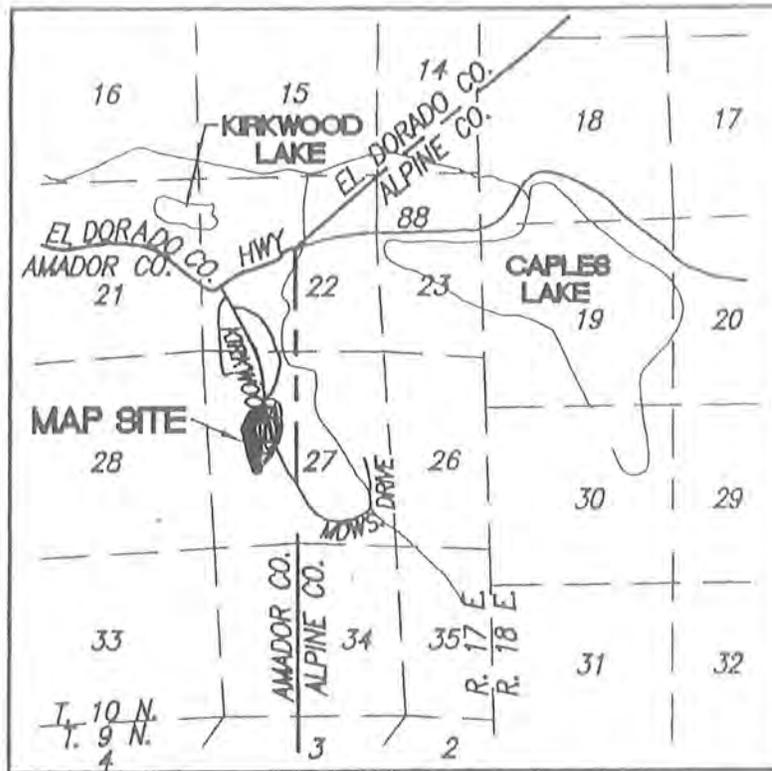
Northwest is the Chair 7 ski lift and associated ski runs, and open lands used for recreation both summer and winter. The future Palisades 6 subdivision is planned to occupy part of this open land, as previously described and Chair 7 is being located further to the northwest.

Due south lies open space, used for recreational purposes like hiking, skiing etc. The proposed Palisades unit 6 will be immediately west of Palisades 5.

*See pictures attached for reference*

**31.**

There are no known mines or other excavations on the project property.



**Palisades Unit 6 Vicinity Map**

**OWNER:**

KIRKWOOD MOUNTAIN RESORT  
 P.O. BOX 1  
 KIRKWOOD, CA 95646  
 (209) 258-7407  
 ATTN: ED MORROW

**SURVEYOR:**

SHELDON LAND SURVEYING  
 1005 PERSIFER STREET  
 FOLSOM, CA 95608  
 (916) 985-1875  
 ATTN: GARY SHELDON

**GENERAL PLAN DESIGNATION:**

SP

**CURRENT ZONING:**

PD

RECEIVED  
 Amador County

JUL - 5 2017

PLANNING DEPARTMENT

1 Inch = prox 500 feet

NORTH  
←

RED CLIFFS CONFERENCE CENTER AND LODGE

WHISKEY TOWERS  
TOWNHOMES

RED CLIFFS PARKING

EMPLOYEE HOUSING

VILLAGE ARRIVAL DROPOFF

LIFT 1

LIFT 11

LIFT 10

Juniper Ridge

GLOVE ROCK RD

CYRILLIC CT

TENNIS COURTS/  
PLAYGROUND

RECREATION CENTER

BUG'S SPORTS BAR

BASECAMP

SM

SM 3

SM 4

THE LODGE

VILLAGE SQUARE PARK

PARKING

VILLAGE ARRIVAL DROPOFF

LIFT 5

LIFT 6

Palisades Unit 5

Lost Cabin

The Meadows

KIRKWOOD MEADOWS DR

Timber Ridge

The Sentinels

Thimblewood

Edelweiss

148 Multi Family Units

Copies View

PALISADES DR

Palisades Unit No. 6

Snowcrest

KMPUD

LOOP RD

TIMBER CREEK PARKING

TIMBER CREEK PARKING

VEHICLE SHOP

Timber Creek Lodge Area

LIFT 12

Kirkwood Mountain Resort

Palisades Unit No. 6

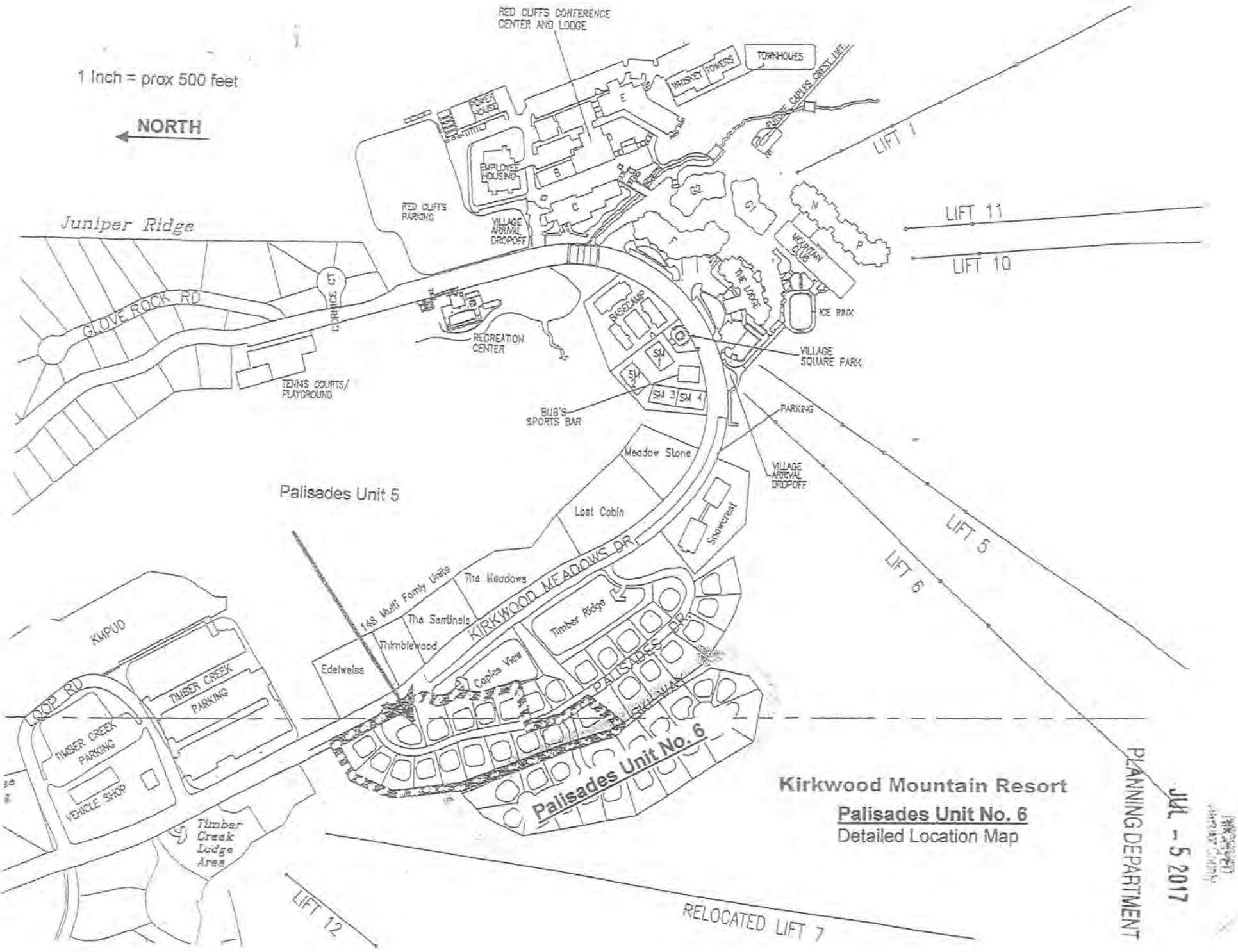
Detailed Location Map

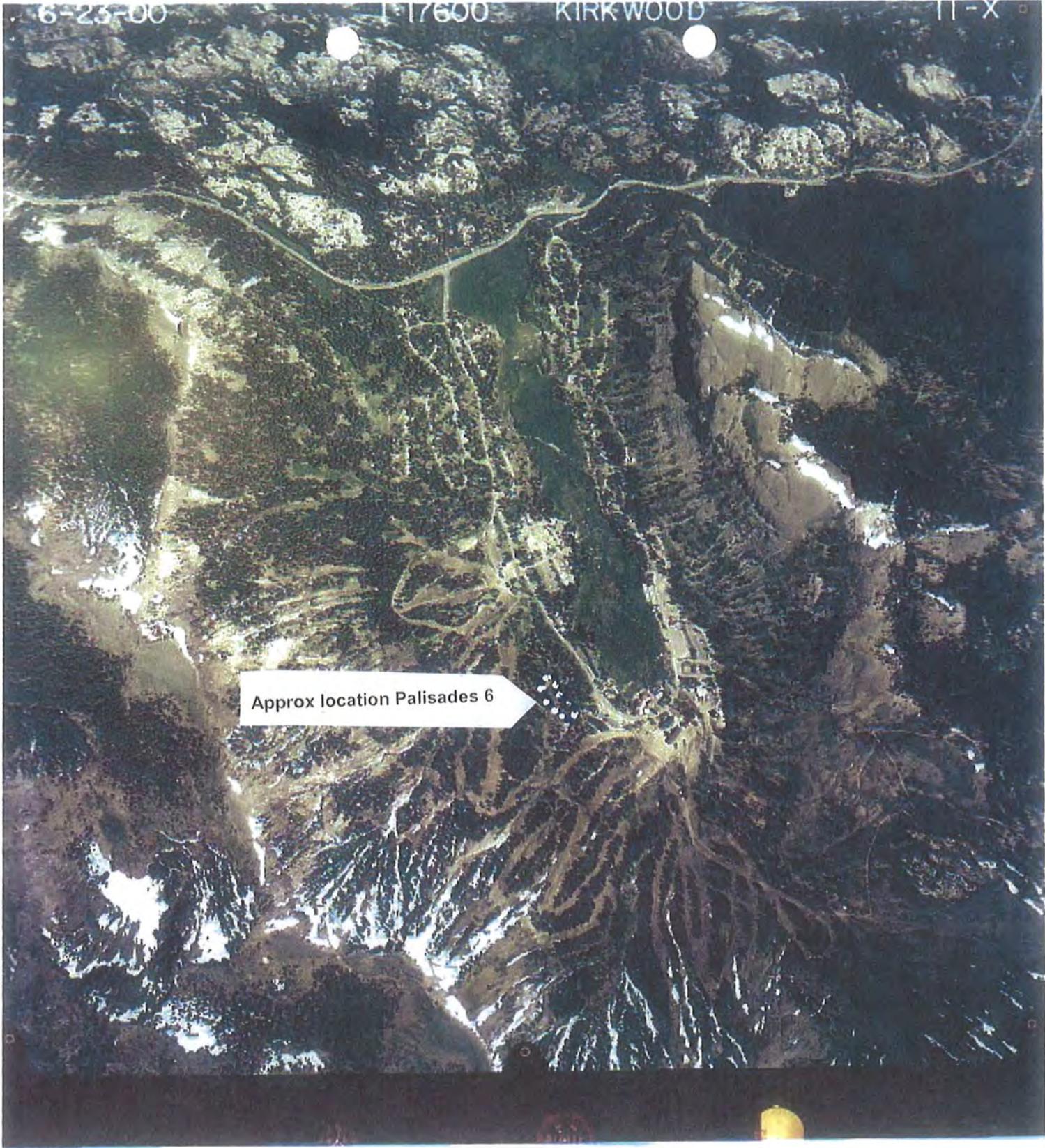
RELOCATED LIFT 7

PLANNING DEPARTMENT

JUL - 5 2017

PREPARED BY  
Kirkwood Mountain Resort  
Planning Department





Approx location Palisades 6

Aerial View looking about north  
 showing Pal 6 in relation to  
 Kirkwood Valley

A  
 North

RECEIVED  
 Avire for County

JUL - 5 2017

PLANNING DEPARTMENT



Looking north along skiway



Looking SW into Palisades 6  
(from lot 51 prox)

RECEIVED  
Alameda County

JUL - 5 2017

PLANNING DEPARTMENT



Looking easterly prox down proposed Olympic Dr.



Snows along skiway (E. Border Pal. 6)

RECEIVED  
Alamogordo County

JUL - 5 2017

PLANNING DEPARTMENT

LOT INFORMATION		
LOT #	GROSS AREA	BUILDING ENVELOPE
LOT 31	11038 SF	7750 SF
LOT 32	13211 SF	9053 SF
LOT 33	12671 SF	7641 SF
LOT 34	10779 SF	6060 SF
LOT 35	9836 SF	4339 SF
LOT 36	17233 SF	8899 SF
LOT 37	18364 SF	10151 SF
LOT 38	14800 SF	7636 SF
LOT 39	14797 SF	8640 SF
LOT 40	14423 SF	8715 SF
LOT 41	13633 SF	8182 SF
LOT 42	13180 SF	7862 SF
LOT 43	14397 SF	8688 SF
LOT 44	12764 SF	7407 SF
LOT 45	16558 SF	10521 SF
LOT 46	12405 SF	6790 SF
LOT 47	13415 SF	7743 SF
LOT 48	24793 SF	10690 SF
LOT 49	17731 SF	8232 SF
LOT 50	18147 SF	9367 SF
LOT 51	9796 SF	6329 SF

**UTILITY SERVICES**

UTILITY	REPRESENTATIVE
ELECTRICITY	MOUNTAIN UTILITIES
TELEPHONE	VOLCANO TELEPHONE
GAS	MOUNTAIN UTILITIES
CATV	VOLCANO TELEPHONE
DRAINAGE	COUNTY & MASTER NCH
WATER	K.M.P.U.D.
SEWER	K.M.P.U.D.
STREETS	COUNTY & MASTER NCH

**NOTES:**

- 1.) LOTS 7<sup>th</sup> & 10<sup>th</sup> ARE TO BE RESERVED BY K.M.P. FOR ingress-egress FOR MOUNTAIN OPERATIONS AND EMERGENCY VEHICLE ACCESS.
- 2.) EACH LOT IN UNIT 6 IS PERMITTED TO CONSTRUCT ONE DRIVE ACCESS THROUGH THE SNOW STORAGE EASEMENT
- 3.) LOTS 40 THROUGH 46, INCLUSIVE WILL NEED TO ABANDON AND RELOCATE THE DRAINAGE DITCHES RUNNING SOUTHWEST THROUGH THE LOTS. THIS WILL BE ADDRESSED AT THE TIME OF BUILDING PERMIT APPLICATION AS A PART OF THE DRAINAGE PLAN FOR THE INDIVIDUAL LOT.

**NOTE:**

EASEMENT 2" - TEMPORARY 60' WIDE EASEMENT RESERVED BY KIRKWOOD RESORT CO. FOR THE OPERATION OF LIFT 7 - SAID LIFT TO BE REMOVED BY KIRKWOOD RESORT CO. NO LATER THAN 7-1-05.

**LEGEND**

- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- = EXISTING PROPERTY LINE
- - - = PROPOSED PROPERTY LINE
- = NO VEHICULAR ACCESS
- = EXISTING COUNTY LINE
- = SNOW STORAGE EASEMENT (S.S.E.)
- = CONSERVATION EASEMENT
- = BUILDING ENVELOPE



1" = 40'

**OWNER:**

KIRKWOOD MOUNTAIN RESORT  
P.O. BOX  
KIRKWOOD, CA 95648  
(209) 258-7407  
ATTN: ED MORROW

**SURVEYOR:**

SHELDON LAND SURVEYING  
1005 PERSIFER STREET  
FOLSOM, CA 95608  
(916) 985-1875  
ATTN: GARY SHELDON

**GENERAL PLAN DESIGNATION:**

SP

**CURRENT ZONING:**

PD

**NOTE:**

SEWER AND WATER TO BE CONNECTED TO KIRKWOOD EXISTING FACILITIES IN KIRKWOOD MEADOWS DRIVE

**CONTOURS:**

2' INTERVAL FROM FIELD SURVEY



VICINITY MAP



JUL - 5 2017

PLANNING DEPARTMENT

• JUNE 16, 2005 •

Saved 6-22-05 13:48

A.P.N. _____	ROTATION: 0°00'00"	HORIZONTAL SCALE: 1" = 40'		<b>SHELDON LAND SURVEYING</b> 1005 PERSIFER STREET FOLSOM, CALIFORNIA 95630 (916) 985-1875	TENTATIVE MAP OF <b>THE PALISADES UNIT NO. 6</b> A PHASED DEVELOPMENT KIRKWOOD MEADOWS ALPINE AND AMADOR COUNTIES CALIFORNIA	SHEET <b>1</b> OF <b>1</b> SHEETS
BENCHMARK NO. _____ ELEV. _____	ABOUT COORDINATES:	DRAWN BY: M.S.				
NORTHING: 5000.00	NORTHING: 5000.00	DATE: JUNE 08, 2005				
EASTING: 5000.00	EASTING: 5000.00	JOB NO.: 1507.01				
NO. _____	REVISION _____	APP'D _____	DATE _____			

**AMADOR COUNTY BOARD OF SUPERVISORS**  
**Conditions of Approval and Mitigation Monitoring Program**

**PROJECT:** Palisades Unit 6 Subdivision Map No. 143

**SUBDIVIDER:** Kirkwood Mountain Resort, LLC

**DESCRIPTION:** This project consists of the division of 8.1 acres into 21 single family lots; located on the west side of Kirkwood Meadows Dr. just south of Loop Rd. in the 'Ski-In Ski-Out South' area as delineated in the 2003 Kirkwood Specific Plan.

**ENVIRONMENTAL DOCUMENT:** Exempt from further CEQA review.

**PLANNING COMMISSION APPROVAL DATE:** October 11, 2005

**BOARD OF SUPERVISORS ACTION:** November 8, 2005

**TENTATIVE SUBDIVISION MAP EXPIRATION DATE:** November 8, 2008

**GUBERNATORIAL SB 1185 EXPIRATION DATE:** November 8, 2009

**EXTENSION OF EXPIRATION DATE:** November 8, 2014

**GUBERNATORIAL AB116 EXTENSION EXPIRATION DATE:** November 8, 2016

**EXTENSION OF EXPIRATION DATE:** November 8, 2017

**IMPORTANT NOTES:**

- NOTE A: It is suggested the subdivider contact the Health, Public Works, and Planning Departments and any other agencies involved prior to commencing the preceding requirements. Improvement work shall not begin prior to the review of the plans and the issuance of a permit by the Public Works Agency. The Inspector must have a minimum of 48 hours notice prior to the start of any construction.
- NOTE B: An extension of this tentative map is possible, provided said extension is applied for by the applicant to the Planning Department, in writing, prior to the expiration date of the tentative map.
- NOTE C: Information concerning this map can be obtained through the Amador County Planning Department, 500 Argonaut Lane, Jackson, CA 95642. Phone: (209) 223-6380.

**CONDITIONS OF APPROVAL**

**SUBDIVISION MAP RECORDATION REQUIREMENTS:**

1. Prepare and submit Final Map. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
2. Submit Preliminary Title Report as evidence of ownership. A Subdivision Map Guaranty must accompany the map at the time of recording. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
3. All Subdivisions must be surveyed by a Registered Civil Engineer or Licensed Land Surveyor. Monuments are to be set, reset, or verified (if existing) in accordance with County Standards. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
4. The new lot lines must be surveyed and monumented by a Registered Civil Engineer or Licensed Land Surveyor, *or provide adequate performance guarantee subject to approval by the Amador County Public Works Agency*. The remainder of the Subdivision boundaries may be compiled from record data. The work and map must conform with the Subdivision Map Act, the Land Surveyor's Act, and County Ordinances. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
5. Pursuant to Section 66456.1 of the Government Code, (Subdivision Map Act) multiple Final Maps may be filed prior to the expiration of the tentative map. Any multiple Final Map so filed shall be reviewed as to reasonableness by the Land Division Review Committee prior to submittal to the Board of Supervisors for Final Map approval. The shape, size, and development of any single unit or multiple units will be subject to Public Works and Environmental Health Department review for traffic circulation and sewage disposal. AFTER REVIEW BY THE ENVIRONMENTAL HEALTH DEPARTMENT AND PUBLIC WORKS AGENCY, THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.

**DRAINAGE:**

6. Construction activities involving grading and excavation shall be conducted between April 1 and November 1 when major storms are not likely to occur, unless grading for emergency construction is authorized. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
7. As part of the Erosion Control plan required to be submitted with any grading permit application, submit a drainage study to the Building Department and Public Works Agency for the entire project, prepared by a Registered Civil Engineer, conforming to the requirements of County Code Ordinance No. 1569, Appendix 1 of the 2003 Kirkwood Specific Plan. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
8. Design of the drainage plan shall be in conformance with criteria as designated in County Ordinance Code No. 1569, including rights-of-way, sewers, channels, swales and appurtenances, on- or off-site as needed to provide adequate positive storm drainage

facilities. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

9. No drainage work shall be done without a minimum 48-hour notice to the Public Works Inspector. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
10. Prior to recordation of any Subdivision Map, provide a 20 foot minimum setback for non-County maintained storm drainage purposes (as required) *from the centerline of the specific facility*. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

**PUBLIC WORKS FEES:**

11. The developer shall pay the actual costs of Plan Checking, Inspection and Testing as provided in Section 17.40 of the County Ordinance prior to recordation of any final map(s). Five percent (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs shall be deposited with the Public Works agency (21/2% at the time of submission and 21/2% prior to inspection and testing). THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

**ROAD SIGNS / STRIPING:**

12. Provide stop sign, stop bar, and "STOP" painted on pavement at all intersections in conformance with CalTrans or the MUTCD standards. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

**DEDICATIONS AND EASEMENTS:**

13. Provide an irrevocable offer of dedication for Olympic Court and Snowshoe Court as a minimum 54 foot wide Right Of Way extending 5 feet beyond top of cuts and toe of fills *exclusive of the building footprint as approved by the Amador County Building Department*. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
14. Demonstrate adequate access for each parcel taking access from Olympic Court and Snowshoe Court. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
15. Olympic Court and Snowshoe Court shall remain as a 54 foot wide Right Of Way to be maintained by the *Palisades at* Kirkwood Homeowners Association. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
16. Provide easements as required in the 2003 Kirkwood Specific Plan for utilities. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
17. Snow Storage easements shall be provided as shown on the Tentative Subdivision Map No. 143. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

**PUBLIC ROAD IMPROVEMENTS:**

18. Submit street and drainage improvement plans prepared by a Registered Civil Engineer for Olympic Court and Snowshoe Court in accordance with County Code Chapters 12.08 and 17.90, and Exhibit A Table 5.1 of Ordinance 1569 to the following: 54 foot Right-of-way including 5 feet beyond top of cuts and toe of fills, full 26.5 feet wide base - 5 inches thick - penetration treatment 26.5 feet wide, Full 20 feet wide AC 2 inches thick, terminating in a 50 foot radius cul de sac bulb. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
19. Construct or provide adequate performance guarantee, to the satisfaction of the Public Works Director, street and drainage improvements in accordance with County Code Chapters 12.08 and 17.90 for Olympic Court and Snowshoe Court to the following: 54 foot Right-of-way including 5 feet beyond top of cuts and toe of fills, full 26.5 feet wide base - 5 inches thick - penetration treatment 26.5 feet wide, Full 20 feet wide AC 2 inches thick, terminating in a 50 foot radius cul de sac bulb (NOTE: Construction staking is required and shall be the responsibility of the developer). THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
20. Enter into a land development improvement agreement for all public improvements and submit any required accompanying bonds, fees, and related documents. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
21. ***Prior to Construction***, obtain permits from the County and other jurisdictions as required by the County Director of Public Works for the construction of road improvements including any required appurtenances. Developer must provide County with Certificate of Workmen's Compensation Insurance. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
22. Developer shall provide a Recorded Roadway Maintenance Agreement through a Homeowners Association providing for Fair Share costs of road maintenance for Olympic Court and Snowshoe Court. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

**COMMON DRIVEWAY IMPROVEMENTS:**

23. Prior to recordation of any Final Map(s), the common driveway serving Parcels 47, 48, and 49 shall access Snowshoe Court by a Public Works Standard PW- 4 Common Residential Driveway Approach in accordance with the 2003 Kirkwood Specific Plan Ordinance 1569 and County Code Chapter 15.30 ***[where item is not covered by Ordinance 1569]*** requirements which shall conform to Public Works Standard PW- 4 Standard Common Residential Driveway Approach. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
24. Prior to recordation of any Final Map(s), the common driveway serving Parcels 47, 48, and 49 shall be constructed, or an adequate performance guarantee shall be provided to the satisfaction of the Public Works Director, in accordance with the 2003 Kirkwood Specific Plan Ordinance 1569 as provided. County Code Chapter 15.30 ***[where item is not covered]***

*by Ordinance 1569]* requirements pertaining to driveways, cul-de-sac bulbs and hammerheads shall apply where no such provisions are provided in the Specific Plan. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

25. Prior to recordation of any Final Map(s), submit a Recorded Driveway Maintenance Agreement for the Common Driveway encroachment and common driveway serving Parcels 47, 48, and 49 from the encroachment to Snowshoe Court to the western property line of Parcel 48. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

**ACCESS RESTRICTIONS**

26. The driveway access point to Parcel No. 31 shall be located at the furthest southerly corner of the parcel providing for adequate sight distance. The remainder of Parcel No. 31 road frontage along Olympic Court shall be restricted from further vehicular access. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
27. Vehicular access from Olympic Court for Parcels 45 and 51 shall be restricted. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

**SPECIFIC PLAN AMENDMENT:**

28. Prior to recordation of any Final Map(s) *containing more than 19 development units in Palisades Unit VI (50 units total in the entire Palisades single family area)*, an amendment to ordinance adopting the 2003 Kirkwood Specific Plan that transfers two dwelling units from the Ski-In Ski-out North area, for a maximum of 35 dwelling units, to the Ski-In Ski-Out South area, for a maximum of 52 dwelling units, shall be approved by the Board of Supervisors. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

**SUBDIVISION DESIGN:**

29. Building envelopes shall be modified on all lots adjacent to wetlands to avoid *significantly* impacting or encroaching into biologically sensitive areas. Building envelopes to be modified include those on Lots 32, 37, 38, 39, 43 and 44. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
30. Areas in the vicinity of Lots 37, 38 and 39 shall be surveyed to determine the presence wetlands. Lot configurations may be required to be modified prior to the recordation of a Final Map based on the findings of this wetlands survey. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
31. Vehicular access to lot 31 shall be limited to the southernmost portion of the lot to ensure adequate site visibility. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
32. Concept drawings that illustrate the method of access and anticipated type of construction for lots that take access through the steeper sections of the road cut along the new Olympic Court shall be made part of the final subdivision map. The requirement for such construction shall be disclosed to the buyers of all such lots. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
33. An overall landscape plan shall be submitted for approval by the Tri-County Technical

Advisory Committee prior to the recordation of a Final Map that illustrates the placement of the appropriate size and type of plant materials to provide for mitigation of visual impacts of the subdivision as viewed from Highway 88. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

34. Prior to the issuance of a Building Permit, a landscape plan for each individual lot shall be submitted for approval by the Tri-County Technical Advisory Committee that illustrates the placement of the appropriate size and type of plant materials around the residence to supplement the overall screening in common areas off-site. Disclosure of this condition shall be made through a note on the final subdivision map. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
35. Prior to the issuance of a building permit on each individual lot, the exterior colors and building materials for the proposed home shall be submitted and approved by the Tri County Technical Advisory Committee. The exterior colors and materials shall be consistent with the approved palette of colors and materials for the East Meadows subdivisions administered by the U.S. Forest Service for the express purpose of minimizing the visual impact of development from the Highway 88 corridor. Disclosure of this condition shall be made through a note on the final subdivision map.
36. Prior to the approval of a Final Map, seven (7) employee housing unit credits shall be designated within the resort to compensate for this project, pursuant to the Employee Housing Ordinance, Appendix 5 of the 2003 Kirkwood Specific Plan. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

\_\_\_\_\_  
Chairman  
Amador County Board of Supervisors

COPIES OF THESE CONDITIONS SENT ON \_\_\_\_\_ TO:

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| (1) Applicant                       | (6) Building Department             |
| (2) Preparer of Map                 | (7) CalTrans, District 10           |
| (3) Environmental Health Department | (8) Amador Water Agency             |
| (4) Public Works Agency             | (9) Amador Fire Protection District |
| (5) Surveying Office                | (10) Pine Grove CSD                 |

**APPLICATION FORM AND CHECKLIST FOR  
TENTATIVE PARCEL MAP AND SUBDIVISION MAP**

The following information shall be included with this application:

1. Parcel Map Number \_\_\_\_\_  
or Subdivision Name and Number SM No 180. Timber Creek Townhomes
2. Subdivider and/or Land Owner Martin Point LLC  
Name Attn: Nate Whaley  
Address PO Box 2, Kirkwood, CA 95646  
Phone 209-210-7225
3. Surveyor Cory Klein, PLS (RO Anderson)
4. Assessor Plat Number 026-270-033
5. Existing Zoning District PD
6. General Plan Classification Specific Plan - Multi-family & Commercial
7. Date Application Submitted \_\_\_\_\_
8. Proposed Use of Parcels residential
9. Special Use Districts (if applicable) Kirkwood Meadows Public Utility District
10. Source of Water Supply Kirkwood Meadows Public Utility District
11. Sewage Disposal System Kirkwood Meadows Public Utility District
12. Signature of Landowner/Applicant \_\_\_\_\_  
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor \_\_\_\_\_

The following shall be included with this application:

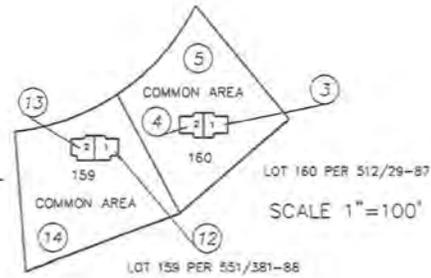
- 14. Thirty-five (35) copies of tentative map. PLEASE FOLD MAPS  
15 copies: 18" X 26" in size, folded to 6" X 9½" in size  
20 copies: 11" X 17" in size, folded in half
- 15. One (1) copy of Assessor Plat Map.
- 16. Two (2) copies of deed(s).
- 17. Two (2) copies of completed environmental information form (sections 29, 30, 31  
require description and photos).
- 18. Two (2) copies of preliminary map report.
- 19. One (1) reduced (8½" X 11") reproduction of tentative map.
- 20. Application Fee (see Fee Schedule).
- 21. Copies of Receipts of Environmental Health Department and Public Works  
Agency Fees.
- 22. Completed and signed Indemnification Agreement.
- 23. If your project accesses off a State highway, provide encroachment permit or  
other pertinent information (e.g., a road maintenance agreement if your project  
accesses from a private road connected to a State highway), or state if no  
information is available.
- 24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to  
PRC 21083.4.

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21/22  
08 21



- 1 - P.M. Bk. 27, Pg. 43  
P.M. Bk. 32, Pg. 79
- 2 - P.M. Bk. 5, Sub. Pg. 24
- 3 - P.M. Bk. 5, Sub. Pg. 52
- 4 - P.M. Bk. 5, Sub. Pg. 54
- 5 - P.M. Bk. 5, Sub. Pg. 56
- 6 - P.M. Bk. 8, Sub. Pg. 74 (Timber Creek Village, Unit 1 Phase 2, 12/21/2005)
- 7 - P.M. Bk. 8, Sub. Pg. 77 (Timber Creek Village, Unit 1 Phase 3, 12/21/2005)
- 8 - P.M. Bk. 8, Sub. Pg. 100 (Timber Creek Village, Unit 1 Phase 1, 05/25/2006)
- 9 - P.M. Bk. 62, Pg. 89 (12/28/2010)

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

33

Assessor's Map Bk. 26, Pg. 27  
County of Amador, Calif.

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**ENVIRONMENTAL INFORMATION FORM**

To be completed by applicant; use additional sheets as necessary.  
 Attach plans, diagrams, etc. as appropriate.

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**GENERAL INFORMATION**

Project Name: Timber Creek Townhomes SM#180

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/ Developer Martin Point LLC  
Attn: Nate Whaley Landowner Martin Point LLC

Address PO Box 2; Kirkwood CA 95646 Address PO Box 2; Kirkwood, CA 95646

Phone No. 209-210-7225 Phone No. \_\_\_\_\_

Assessor Parcel Number(s) 026-270-033

Existing Zoning District PD

Existing General Plan Specific Plan - Multi-family & Commercial

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies See below

**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

JUL - 5 2017

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**ADDITIONAL INFORMATION** Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

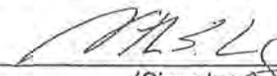
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

**ENVIRONMENTAL SETTING**

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 6/29/2017

  
\_\_\_\_\_  
(Signature)

For KPVI LLC

**Environmental Information Form  
Timber Creek Townhomes**

JW 501411  
(1/16/2017)

JUL - 5 2017

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Written Project Description:

**1. Site Size:**

Proposed project is 2.26ac (current parcel is 2.7ac)

**2. Square Footage of Existing/Proposed Structures**

Existing:	N/A	
Proposed:	Units 1, 3, 4, 5, 6, 8, 9, 11, 12, 13:	~2,150sf
	Units 2, 7, 10	~1,885sf
	Units 14, 15, 16, 18, 19, 21	~2,020sf
	Units 17, 20	~1,765sf

**3. Number of Floors of Construction**

Two / Three (end units have lofts)

**4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)**

Pursuant to the Specific Plan, the parking requirement associated with this proposed development is 2.0 spaces per unit, of which a minimum of 1.5 covered spaces shall be covered. All 2.0 spaces per unit are proposed to be covered, in-garage.

**5. Source of Water**

Kirkwood Meadows Public Utilities District (centralized water distribution through systems of wells and tanks - will-serve attached)

**6. Method of Sewage Disposal**

Kirkwood Meadows Public Utilities District (centralized collection system and treatment plant - will-serve attached)

**7. Attach Plans**

See attached plans.

**8. Proposed Scheduling of Project Construction**

Construction of 'Building A', the driveway serving Building A and B and the roadway from Sentinel Way to the driveway will be constructed in the first season following project approval – anticipated summer of 2014. Two subsequent phases of infrastructure

construction (remainder of street serving buildings D, F, G and H, and the driveway serving Buildings C & E) and subsequent individual building construction will take place based on market conditions

**9. If project to be developed in phases, describe anticipated incremental development.**

See #8 above.

**10. Associated Projects**

None.

**11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.**

The Kirkwood Meadows Public Utilities District also provides electric and propane service to the proposed project and has provided a 'will-serve' for those service as well.

**12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.**

22 units: 13 x 3BR / ~2300sf (Buildings A, B, C, E, H); 3 x 4BR / ~1770sf and 5 x 3BR / ~2000sf (Buildings D, F, G). Sale prices are expected to start at approximately \$400/sf, subject to market conditions.

**13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.**

Not applicable

**14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.**

Not applicable

**15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.**

Not applicable

**16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.**

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Condition Use Permit is required on all projects with the multi-family zoning in the Kirkwood Specific Plan area. No other variance or rezoning is anticipated.

**17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.**

None

**18. Change in scenic views or vistas from existing residential areas, public lands, or roads.**

Visual impacts from conversion of project area from parking to residential is consistent with EIR analysis and will better align project area with character of neighboring residential and resort-commercial uses.

**19. Change in pattern, scale, or character of general area of project.**

Conversion of project area from parking to residential is consistent with EIR analysis and will better align project area with character of neighboring residential and resort-commercial uses.

**20. Significant amounts of solid waste or litter.**

Not anticipated.

**21. Change in dust, ash, smoke, fumes, or odors in the vicinity.**

Not anticipated. EIR Mitigation Measures are in place to minimize any potential construction-related impacts.

**22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.**

Relocation of an existing parking lot drainage swale is proposed in the vicinity of Buildings B and C and replacement / relocation of an existing culvert is proposed in the vicinity of Building A. The swale requires a section 404 permit from the United States Army Corps of Engineers, a Section 401 permit from the State Water Resources Control Board and a Section 1600 permit from the California Department of Fish and Wildlife. The culvert relocation requires a Section 1600 permit from the California Department of Fish and Wildlife.

**23. Substantial change in existing noise or vibration levels in the vicinity.**

None anticipated.

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**24. Site on filled land or has slopes of 10 percent or more.**

The proposed development includes re-development of portions of an existing parking area includes some areas of fill. The area has been analyzed by a geotechnical engineer (geotechnical report – Geocon 2005 – is already on file with the County) and is being engineered accordingly.

**25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.**

None

**26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).**

Demand for municipal services to be within EIR analysis and consistent with master plans for each service provide (please refer to utility ‘will-serves’).

**27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).**

Not anticipated. Home heating and electricity are consistent with EIR analysis. Resort and resort services are all within close walking distance.

**28. Does this project have a relationship to a larger project or series of projects?**

This is a stand-alone project, but falls within the ‘Timber Creek Village’ tentative map area, is adjacent to the Martin Point tentative map project area and obviously is a part of the overall Kirkwood Specific Plan project area.

**ENVIRONMENTAL SETTING**

**29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).**

The project area has historically been used for resort parking and thus is already disturbed. There are no existing structures on the site. Photos are attached. The area and the parcels surrounding it have been extensively studied for cultural (e.g. Dougherty, 1996; Lindstrom, 2009), wildlife (e.g. Keyser 2004, 2005, 2008) and plant resources (e.g. Meyer, 1996; Basey, 2005). All studies (including, but not limited the examples) are on file with the County and confirm this project will not impact any sensitive resources. A geotechnical report for the area is already on file with the County (Geocon, Dec 2005). As noted below, this area is a subset of the Timber Creek Village Tentative Map approved March 8 2005 and subsequently extended – adjacent projects within that map area include Sentinels West, Thunder Mountain Lodge and Timber Creek Lodge.

Amador County

JUL - 5 2017

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- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).**

Surrounding properties include:

- A. the Sentinels West townhomes, a project of similar size and scale (18 units with 3 to 6 3-story, +/-2200sf units per building) to the north
- B. the approved, but not constructed Martin Point single-family subdivision to the west
- C. resort commercial facilities to the south (“Timber Creek Lodge”)
- D. Kirkwood Meadows Drive to the east (further to the east is resort parking and the resort maintenance area).
- E. To the southwest is the resort ski area including Chair 9 and the ski-in access to the proposed project.

- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).**

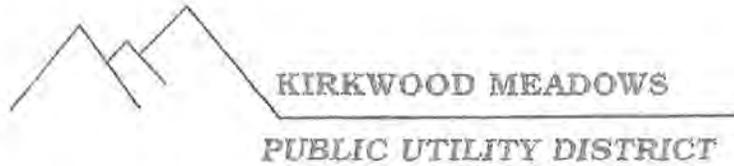
None / Not applicable.

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September 18, 2013



Mr. Nate Whaley  
President and CFO  
MARTIN POINT, LLC  
P.O. Box 2  
Kirkwood, CA 95646

Re: Will Serve Letter – Timber Creek Townhomes – 24 D.U.'s

Dear Nate:

This letter is in response to your request regarding the current status of water, sewer, electric, propane and fire protection services for Martin Point, LLC's proposed project called Timber Creek Townhomes. This Will Serve Letter applies specifically to Parcel 6 of Parcel Map 2821. The project, to be constructed in multiple phases, will be comprised of twenty-four 3-bedroom/loft and 4-bedroom townhomes, approximately 2,000sf each in eight buildings.

Your proposed project is within the boundaries of the Kirkwood Meadows Public Utility District (District) and sufficient water, wastewater, electric, propane and fire protection service is currently available to serve the project. The project will be charged connection fees for the four metered enterprises, in addition to fire impact fees, and other normal District development charges.

Prior to the insurance of any grading/building permit, you will be responsible to comply with the following District conditions:

- Approved set of utility facilities improvement plans based on District design guidelines;
- Payment of all related District connection and impact fees; and
- Execution of the District's Developer Agreement Concerning Construction and Transfer of Utility System Improvements.

Should construction not commence or a final map not be recorded, this Will Serve commitment may be rescinded at the latter of 24 months or expiration of the associated County-approved tentative map or use permit.

If you have any questions, please contact me at 209-258-4444.

Sincerely,

Michael Sharp  
General Manager

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Looking South Across Property  
(Timber Creek Lodge beyond)

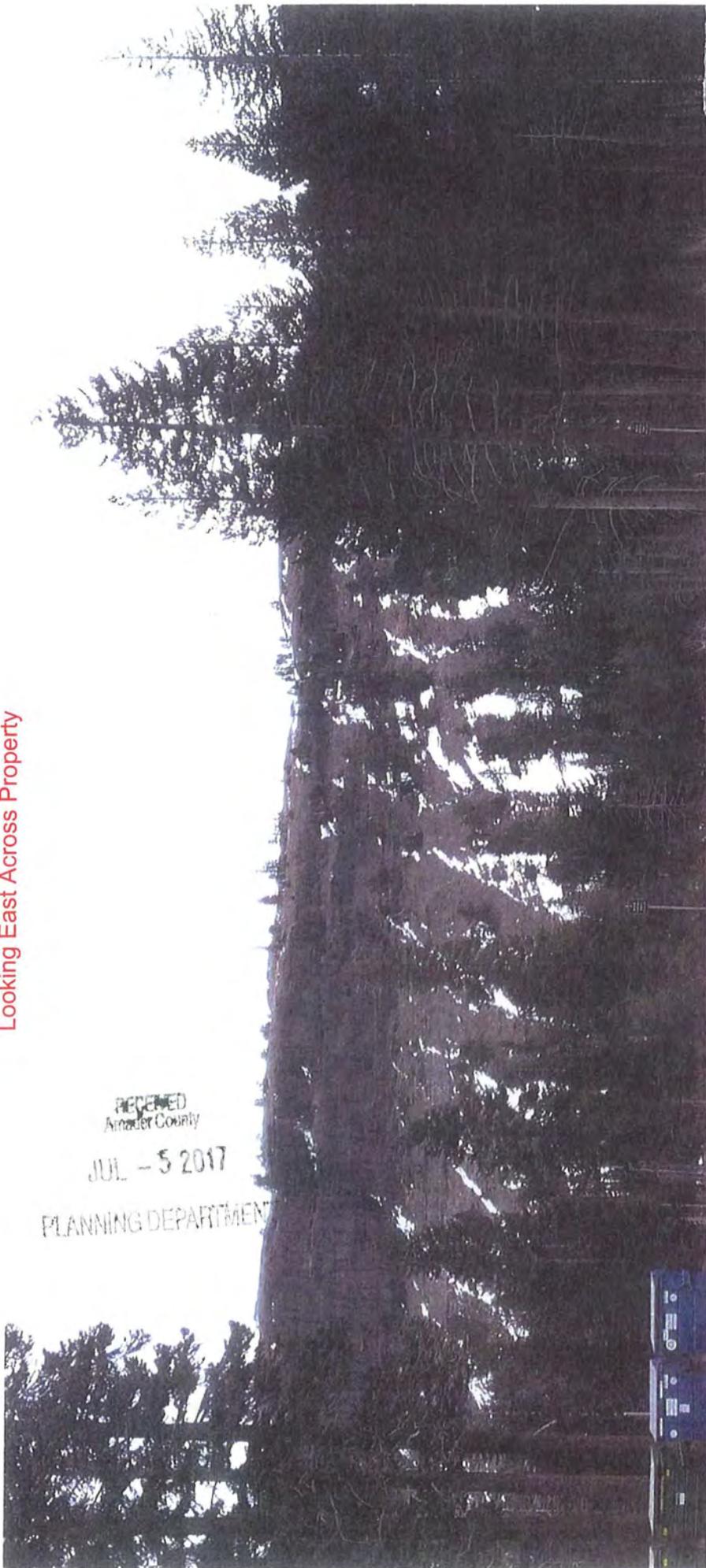
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Looking East Across Property

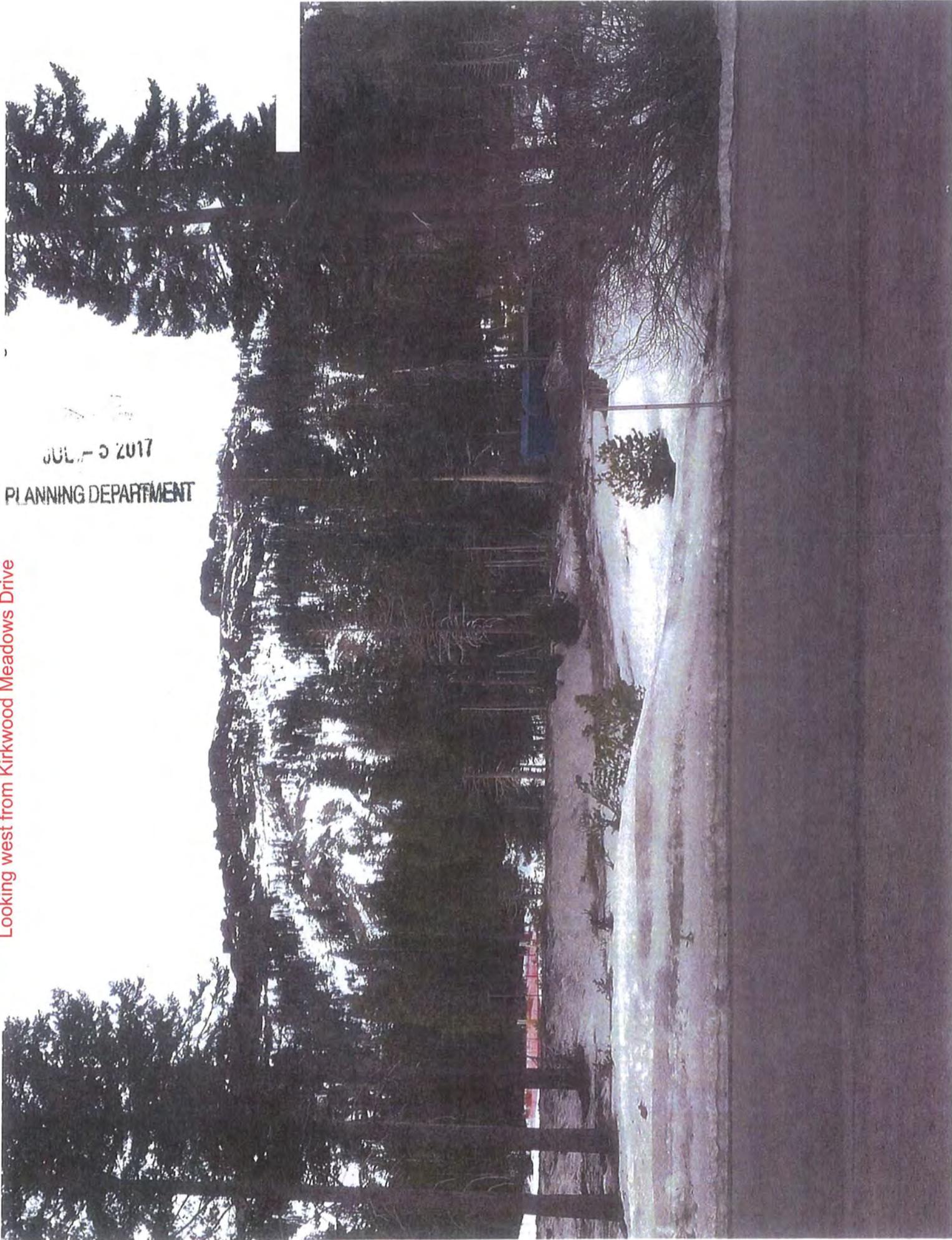


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Looking west from Kirkwood Meadows Drive



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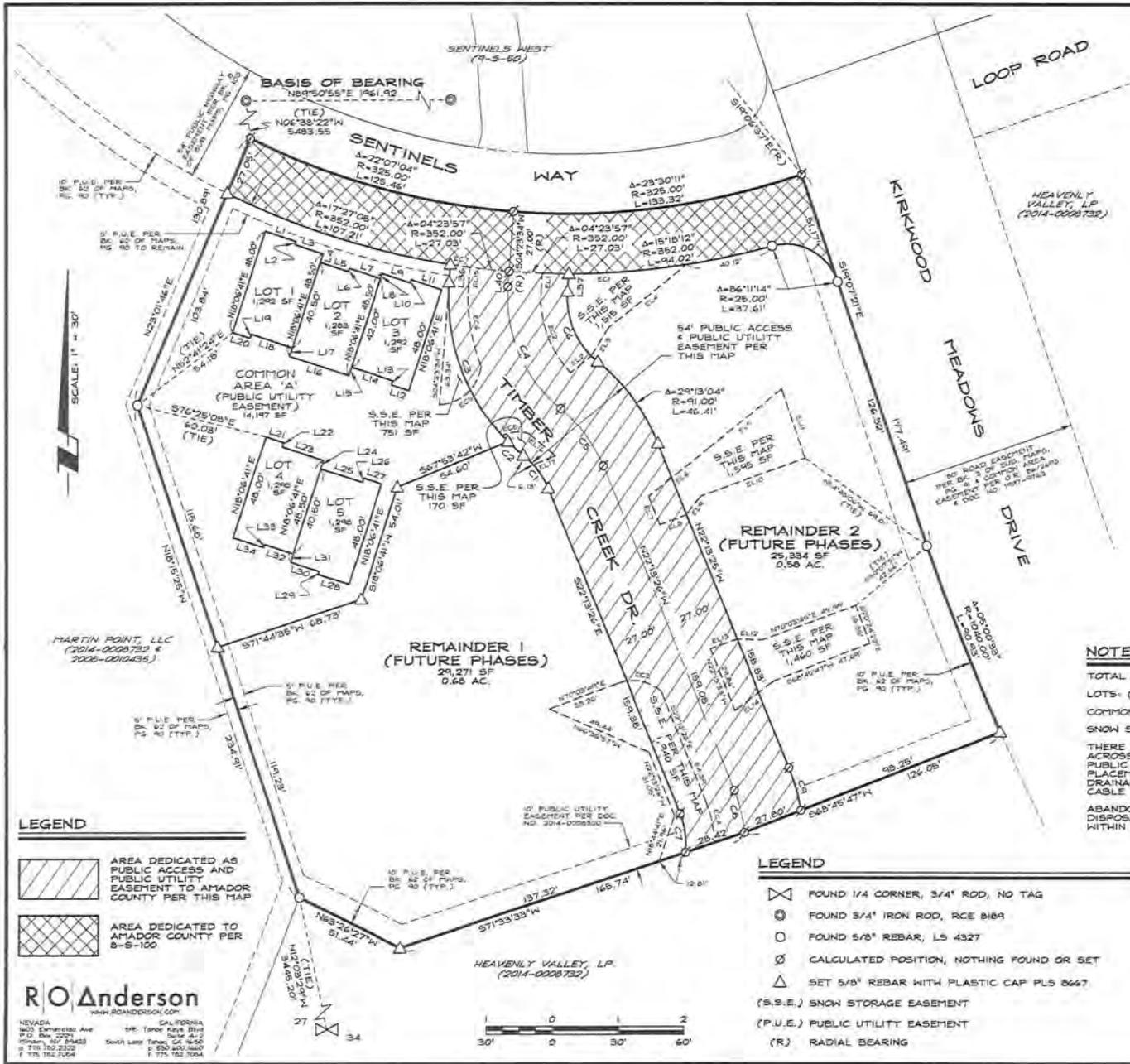
Proposed Project  
Area



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**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	Δ=29°13'04"	37.00'	18.87'
C2	Δ=05°52'27"	91.00'	9.33'
C3	Δ=49°57'36"	91.00'	79.35'
C4	Δ=55°50'04"	64.00'	62.37'
C5	Δ=29°13'04"	64.00'	32.64'
C6	Δ=55°50'05"	37.00'	36.06'
C7	Δ=27°43'19"	37.00'	17.90'
C8	Δ=17°36'52"	64.00'	19.66'
C9	Δ=12°45'34"	91.00'	20.27'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S71°53'19"E	14.67'
L2	S18°06'41"W	1.50'
L3	S71°53'19"E	13.50'
L4	S18°06'41"W	4.00'
L5	S71°53'19"E	13.50'
L6	N18°06'41"E	1.50'
L7	S71°53'19"E	14.84'
L8	N18°06'41"E	2.50'
L9	S71°53'19"E	13.50'
L10	N18°06'41"E	1.50'
L11	S71°53'19"E	14.67'
L12	N71°53'19"W	8.38'
L13	N18°06'41"E	2.00'
L14	N71°53'19"W	19.79'
L15	N18°06'41"E	4.00'
L16	N71°53'19"W	28.34'
L17	N18°06'41"E	4.00'
L18	N71°53'19"W	19.79'
L19	S18°06'41"W	2.00'
L20	N71°53'19"W	8.38'
L21	S71°53'19"E	8.38'
L22	S18°06'41"W	2.00'
L23	S71°53'19"E	19.92'
L24	S18°06'41"W	4.00'
L25	S71°53'19"E	19.92'
L26	S18°06'41"W	2.00'
L27	S71°53'19"E	8.38'
L28	N71°53'19"W	14.67'
L29	N18°06'41"E	1.50'
L30	N71°53'19"W	13.63'
L31	N18°06'41"E	4.00'
L32	N71°53'19"W	13.63'
L33	S18°06'41"W	1.50'
L34	N71°53'19"W	14.67'
L35	---	---
L36	N04°23'34"E	7.93'
L37	N04°23'34"E	7.93'
L38	---	---
L39	---	---
L40	S04°23'34"W	6.89'

**EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
EL1	S04°23'34"W	7.21'
EL2	S18°06'41"W	12.98'
EL3	S31°25'47"W	15.29'
EL4	N5°02'30"E	45.24'
EL5	N51°21'47"E	43.09'
EL6	N18°30'47"E	34.70'
EL7	N22°18'36"W	3.64'
EL8	S07°03'49"W	2.95'
EL9	S57°58'21"W	10.67'
EL10	S07°03'49"W	50.72'
EL11	S19°07'21"E	32.64'
EL12	S88°05'17"E	11.42'
EL13	N02°03'47"E	3.01'
EL14	S53°26'48"W	21.75'
EL15	S04°23'34"W	7.93'
EL16	S57°43'09"E	14.92'
EL17	S47°53'42"W	10.83'

**EASEMENT CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
EC1	Δ=10°45'47"	352.00'	65.92'
EC2	Δ=40°05'23"	49.00'	41.13'
EC3	Δ=60°47'46"	20.00'	21.23'
EC4	Δ=27°02'26"	50.00'	15.57'
EC5	Δ=79°05'48"	20.00'	27.90'
EC6	Δ=26°40'05"	50.00'	38.17'
EC7	Δ=01°28'09"	352.00'	11.02'
EC8	Δ=34°02'05"	20.00'	12.02'

**NOTES**

TOTAL AREA: 2.26 AC./98,248 SF  
 LOTS: (5) 6,643 SF  
 COMMON AREA 'A': 14,197 SF  
 SNOW STORAGE EASEMENT AREA: 7,431 SF  
 THERE IS HEREBY GRANTED FOR AND ACROSS THE ENTIRE COMMON AREA 'A', A PUBLIC UTILITY EASEMENT FOR THE PLACEMENT OF WATER, SEWER, STORM DRAINAGE, GAS, POWER, TELEPHONE, CABLE T.V. AND MAILBOXES.  
 ABANDONED UNDERGROUND EFFLUENT DISPOSAL LEACH LINES MAY BE PRESENT WITHIN THE BOUNDARIES OF THIS MAP.

SCALE: 1" = 30' SHEET 2 OF 2

**FINAL SUBDIVISION MAP  
 NO. 180  
 (PHASE 1)  
 TIMBER CREEK TOWNHOMES**

LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 27, T.10N., R.17E., M.D.M. AMADOR COUNTY, CALIFORNIA

**LEGEND**

- AREA DEDICATED AS PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT TO AMADOR COUNTY PER THIS MAP
- AREA DEDICATED TO AMADOR COUNTY PER 8-5-100

**R/O Anderson**  
 www.roanderson.com  
 NEVADA: 1825 Enterprise Ave. P.O. Box 22229, Carson, NV 89102  
 CALIFORNIA: 516 Taylor Court, Suite 4, South Lake Tahoe, CA 96150  
 775.782.2358 775.782.2358

**LEGEND**

- FOUND 1/4 CORNER, 3/4" ROD, NO TAG
- FOUND 3/4" IRON ROD, RCE 8169
- FOUND 5/8" REBAR, LS 4327
- CALCULATED POSITION, NOTHING FOUND OR SET
- SET 5/8" REBAR WITH PLASTIC CAP PLS 8667
- (S.S.E.) SNOW STORAGE EASEMENT
- (P.U.E.) PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING





**AMADOR COUNTY PLANNING COMMISSION**  
**Conditions of Approval and Mitigation Monitoring Program**

**PROJECT:** Timber Creek Townhomes Tentative Subdivision Map SM #180

**SUBDIVIDER:** Martin Point, LLC (Nate Whaley, representative)

**DESCRIPTION:** This project consists of the division of approximately 2.26 acres into 21 multi-family lots and five common area lots in the 2003 Kirkwood Specific Plan area. The proposed subdivision is located at the intersection of Kirkwood Meadows Drive and Sentinels Way. The subject site is within the recently approved Timber Creek Village Unit One subdivision. Martin Point, LLC, will be constructing Street A in phases as part of the Timber Creek improvements (APN 026-270-033).

**ENVIRONMENTAL DOCUMENT:** Categorical Exemption (part of a Specific Plan project for which an EIR was prepared).

**PLANNING COMMISSION APPROVAL DATE:** April 8, 2014

**TENTATIVE PARCEL MAP EXPIRATION DATE:** April 8, 2017

**EXTENSION OF EXPIRATION DATE:**

**IMPORTANT NOTES:**

NOTE A: It is suggested the subdivider contact the Health, Public Works, and Planning Departments and any other agencies involved prior to commencing the preceding requirements. Improvement work shall not begin prior to the review of the plans and the issuance of a permit by the Public Works Agency. The Inspector must have a minimum of 48 hours' notice prior to the start of any construction.

NOTE B: An extension of this tentative map is possible, provided said extension is applied for by the applicant to the Planning Department, in writing, prior to the expiration date of the tentative map.

NOTE C: Information concerning this map can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642. Phone: (209) 223-6380.

**CONDITIONS OF APPROVAL**

**FINAL MAP RECORDATION REQUIREMENTS:**

1. Prepare and submit Final Map. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
2. Submit Preliminary Title Report as evidence of ownership. A Parcel Map Guaranty must accompany the map at the time of recording. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.

3. All parcels must be surveyed by a Registered Civil Engineer or Licensed Land Surveyor. Monuments are to be set, reset, or verified (if existing) in accordance with County Standards. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
4. The new lot lines must be surveyed and monumented by a Registered Civil Engineer or Licensed Land Surveyor. The remainder of the parcel boundaries may be compiled from record data. The work and map must conform with the Subdivision Map Act, the Land Surveyor's Act, and County Ordinances. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
5. Pursuant to Section 66456.1 of the Government Code, (Subdivision Map Act) multiple Final Maps may be filed prior to the expiration of the tentative map. Any multiple Final Map so filed shall be reviewed as to reasonableness by the Community Development Agency prior to submittal to the Board of Supervisors for Final Map approval. The shape, size, and development of any single unit or multiple units will be subject to Public Works review for traffic circulation. AFTER REVIEW BY THE PUBLIC WORKS AGENCY, THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
6. Boundary Line Adjustment #2013-006 shall be recorded prior to the recordation of this final map. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.

**SOILS:**

7. Submit an updated preliminary soils report, or equivalent, prepared by a Registered Civil Engineer required under Section 17.28.240 of the County Ordinance Code. The preliminary soils report shall show/discuss any soil testing locations and include the findings of those soils tests. Based on the results of those findings, any project recommendations made by the Registered Civil Engineer or Registered Geotechnical Engineer shall be disclosed to the County as part of this updated preliminary soils report. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.

**TAXES:**

8. All current and delinquent taxes must be paid. Security, in the form of a cash deposit, must be posted for estimated taxes, and special assessment collected as taxes, which are a lien against the subject property, but which are not yet payable. The Tax Collector shall draw upon this cash deposit to pay the taxes, and special assessments collected as taxes when they become payable. When all current and/or delinquent taxes have been paid, and any required security has been posted with the County Tax Collector, the Tax Collector will submit a letter to the County Surveyor's Office stating that this condition has been satisfied. (Note: Please refer to Amador County Code Sections 17.72.120, 17.72.130 and 17.72.140 {amended May 15, 2007}, and Government Code Sections 66492 and 66493). THE SURVEYING OFFICE SHALL MONITOR THIS CONDITION.

**WATER SUPPLY:**

9. Provide proposed water system improvement plans designed by a Registered Civil Engineer to be reviewed and approved by KMPUD. The system must be constructed and operable prior to recordation of any Final Map(s), for any phase being approved by the County, or acceptable performance guarantees provided. THE ALPINE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

**SEWAGE DISPOSAL:**

10. Provide proposed sanitary sewer system improvement plans designed by a Registered Civil Engineer to be reviewed and approved by KMPUD. The system must be constructed and operable prior to recordation of any Final Map(s), for any phase being approved by the County, or acceptable performance guarantees provided. A certificate of occupancy will not be issued by the County for structures containing plumbing until the sanitary sewer collection, wastewater treatment and disposal systems have been completed and accepted by KMPUD. THE ALPINE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

**DRAINAGE:**

11. Prior to recordation of any Final Map, provide a 10-foot minimum drainage easement for non-County maintained storm drain purposes (as required). THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
12. Construction activities involving grading and excavation shall be conducted between April 1 and November 1 when major storms are not likely to occur, unless grading for emergency construction is authorized by the Department of Transportation and Public Works. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
13. As part of the Erosion Control Plan required to be submitted with any grading permit application, submit to the Building Department and the Department of Transportation and Public Works an updated drainage study, or equivalent, prepared by a Registered Civil Engineer, which conforms to the requirements of County Code Ordinance No. 1569, Appendix 1 of the 2003 Kirkwood Specific Plan. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
14. Design of the drainage plan shall be in conformance with criteria as designated in County Ordinance Code No. 1569, including rights-of-way, sewers, channels, swales and appurtenances as needed to provide adequate positive storm drainage facilities. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
15. No drainage work shall be done without a minimum 48-hour notice to the Public Works Inspector. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.

**PUBLIC WORKS FEES:**

16. For each phase of development, the developer shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in Section 17.40 of the County Ordinance prior to recordation of any Final Map(s) equal to five (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs for portions of the work under County jurisdiction. The developer shall provide the engineer's estimate of the improvement costs, separating improvement costs based on County or KMPUD jurisdiction. The developer shall deposit applicable fees based on the separated cost estimate with the Department of Transportation and Public Works (2 ½ % at the time of submission and 2 ½ % prior to inspection and testing). THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.

**ROAD SIGNS AND STRIPING:**

17. Provide stop sign, stop bar, and "STOP" painted on the pavement at the intersection of Sentinels Way and "Street A." A Certificate of Occupancy will not be issued by the County until this is complete. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.

18. Provide street name signs and approved address numbers so they are visible from the street fronting each individual unit. THE SURVEYING DEPARTMENT SHALL ASSIGN ADDRESSES.

**DEDICATIONS AND EASEMENTS:**

19. Provide an irrevocable offer of dedication for a 54 foot minimum right-of-way for Street "A." All right-of-way shall be curvilinear. Provide easements as required for utilities in accordance with County Code 17.28.030. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
20. Snow Storage areas shall comply with the requirements of the Kirkwood Specific Plan, and snow storage easements shall be provided as shown on Tentative Subdivision Map No. 180. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
21. The existing Public Utility Easement along Sentinels Way between proposed Street A and Kirkwood Meadows Drive shall be abandoned. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.

**PUBLIC ROAD IMPROVEMENTS:**

22. For each phase of development, submit street and drainage improvement plans prepared by a Registered Civil Engineer for Street "A" in accordance with County Ordinance Section 17.90 and Exhibit A, Table 5.1 of Ordinance 1569, to the following: 54 foot right-of-way, full 32 feet wide base - 5 inches thick - penetration treatment 32 feet wide, full 28-foot wide AC 3 inches thick plus adequate curb and gutter to control drainage, terminating in a hammerhead, 50 foot radius cul-de-sac bulb, or an approved designated area of an adequate width, dimensions and quality to provide unobstructed access to turn around conventional drive vehicles including sedans and fire engines. Each subsequent development "phase" shall comply with the requirements of this condition. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
23. Prior to recordation of any Final Map(s), enter into a land development improvement agreement for all public improvements and submit any required accompanying bonds, fees, and related documents. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
24. Obtain permits from the County and other jurisdictions as required by the County Director of Transportation and Public Works for the construction of road improvements including any required appurtenances. Developer must provide County with Certificate of Workman's Compensation Insurance. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
25. Developer shall provide a Recorded Roadway Maintenance Agreement through a Homeowners Association providing for Fair Share costs of road maintenance for Street "A." The developer is required to make an official declaration of these covenants, conditions and restrictions on the form provided by the County (Road Maintenance Agreement Within a Land Division). THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
26. Prior to recordation of any Final Map(s), common driveway which serve multiple Lots shall be constructed, or an adequate performance guarantee shall be provided to the satisfaction of the Transportation and Public Works Director, in accordance with the 2003 Kirkwood Specific Plan Ordinance 1569 as provided. County Code Chapter 15.30 requirements pertaining to driveways, cul-de-sac bulbs and hammerheads shall apply where no such provisions are provided in the Specific Plan. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.

27. Prior to recordation of any Final Map(s), submit a Recorded Driveway Maintenance Agreement for common driveway encroachments on to "A" Street. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.

**PUBLIC ROAD IMPACT FEE:**

28. Prior to issuance of a building permit, the developer shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with County Ordinance Code 7.80 at the rate(s) in effect at the time of payment. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.

**SOLID WASTE:**

29. Prior to recordation of any Final Map(s), provide evidence that the Transfer Station has sufficient capacity to serve the proposed project. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.

**LEACH FIELD ABANDONMENT:**

30. Prior to recordation of any Final Map for any phase of development, the KMPUD leach field shall be removed from service, or acceptable performance guarantees provided. Developer shall provide a letter from KMPUD stating this has been done. THE ALPINE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
31. The Final Map shall contain a "NOTE" indicating the presence of abandoned effluent disposal leach lines. THE ALPINE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

**UTILITIES:**

32. Prior to recordation of any Final Map(s), provide a letter of acceptance from KMPUD of a willingness to provide power and propane, and the capacity to do so, as specified by County Ordinance Code 17.44.040. Comply with all special district rates, regulations, and rules affecting property pertaining to electric and propane supply and service. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

**EMPLOYEE HOUSING:**

33. Prior to recordation of any Final Map(s), submit verification that the Employee Housing standards of the Kirkwood Specific Plan have been satisfied. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

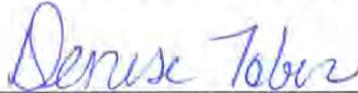
**FIRE SAFETY:**

34. All of the units shall have fire sprinklers per California Building Code Part 2.5 R313.1. THE BUILDING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
35. Roadways shall be designed to support the imposed loads of fire apparatus (75,000 pounds) per Section 503.2.3 of the California Fire Code. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.

- 36. Driveways shall be marked with no parking signs and the curbing along Street A shall be painted red to indicate its use as a fire lane. Except for dedicated parking spaces, there will be no parking on driveways serving buildings A, B, C, and E and no parking in front of buildings A, B, C, and E. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS CONDITION.
- 37. The required water supply that will provide the minimum fire flow requirements for this development shall be 1,000 gallons per minute. However, if any dwelling is over 3,600 square feet, the minimum fire flow requirement shall be 1,750 gallons per minute. KMPUD SHALL MONITOR THIS REQUIREMENT.
- 38. The development shall fully comply with the requirements of California Building Code Chapter 7A – Materials and Construction Methods for Exterior Wildfire Exposure. THE BUILDING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

**RECREATION FEES.**

- 39. The developer shall provide to the County the requisite Recreation Dedication and/or Fees as required by County Code Section 17.50, as determined by the County Assessor's Office. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.



Chairman  
Amador County Planning Commission

COPIES OF THESE CONDITIONS SENT ON 6/19/14 TO:

(1) Applicant	(6) Building Department
(2) Preparer of Map	(7) CalTrans, District 10
(3) Environmental Health Department	(8) KMPUD
(4) Public Works Agency	(9) Alpine Co. Environmental Health Dept.
(5) Surveying Office	