

AGENDA
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
Friday, July 19, 2019 10:00 A.M.

KMPUD Community Services Building, Loop Road, Kirkwood, CA

For further information on agenda items, please contact the Amador County Planning Department at (209) 223-6380. Off-agenda items must be approved pursuant to Section 54956.5 of the Government Code. To join the meeting via telephone, call 1-800-511-7985; use access code 480096.

A. Call to Order

B. Approve Agenda

C. Correspondence

D. Minutes: May 11, 2018; September 14, 2018; November 9, 2018; February 8, 2019

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

F. Agenda Items:

ITEM 1: Discussion and possible recommendation to the Amador County Planning Commission regarding a request for a Variance from County Code Section 19.24.040, "PD-R1" District Regulations which requires a 25' front yard building setback. The Applicant proposes to construct an attached garage and enclosed walkway up to 25' into the building setback.

Applicant: George and Rae Charos

Location: 34061 Danberg Drive, Kirkwood; APN 026-161-007

ITEM 2: Discussion and possible action regarding proposed changes to the Kirkwood Mountain Resort main entrance signs. Pursuant to Exhibit G of the 2003 Kirkwood Specific Plan, "Sign Ordinance," changes to the main entrance sign are to be reviewed and approved by the Tri-County Technically Advisory Committee.

Applicant: Kirkwood Mountain Resort

Location: 50950 Highway 88, Kirkwood; APN 026-010-021

ITEM 3: Discussion and possible action regarding a permit for the removal of six hazardous trees in a residential area. Pursuant to Appendix 2 of the 2003 Kirkwood Specific Plan, "Tree Ordinance," hazardous trees may be removed prior to permit approval.

Applicant: Brian Loll

APN: 026-182-006

Location: 50954 Wintergreen Way, Kirkwood; APN 026-182-006

ITEM 4: Discussion regarding Employee Housing and "Employee Restricted Deeds;" (KMPUD General Manager Christeson)

ITEM 5: Discussion and possible recommendation to Amador LAFCO regarding the expansion of Kirkwood Meadows Public Utilities District's service area for electricity to include existing development along the alignment of the Kirkwood Meadows Power Line Reliability Project ("Out Valley" transmission line); (KMPUD General Manager Christeson)

G. Adjourn

DRAFT MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
Friday May 11, 2018

MEMBERS PRESENT:	Zach Wood	Alpine County
	Chuck Beatty	Amador County
	Brendan Ferry	El Dorado County

OTHERS PRESENT:

A. Call to Order:

The meeting was called to order by Brenden Ferry on May 11, 2019 at 10:00 for a quorum between representatives of Alpine, Amador, and El Dorado counties.

B. Approve Agenda

The agenda was approved 3-0.

C. Correspondence

No Correspondence was received

D. Minutes: September 8, 2017; April 20, 2018

Minutes for September were approved on a motion by Brendan Ferry, seconded by Zach Wood. They were approved 3-0.

Minutes for April were approved on a motion by Zach Wood, seconded by Brendan Ferry 2-0. Chuck Beatty abstained (not present at April meeting).

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

No public matters.

F. Agenda Items:

1. Review and possible approval of Use Permit Renewal Application for temporary sprung tent structures at Timber Creek Village area (APN 026-270-034).

Applicant: Kirkwood Mountain Resort

Attachments:

Use Permit Application

Andrew Strain, representing the Applicant, requested approval to extend the existing Use Permit with conditions stating that the facility has served the guests well. He shared that there have been no negative comments from guests or the Forest Service and that the Spring Structures are used at other ski resorts, are cost and energy efficient, and work well in snow country.

Motion: It was moved by Mr. Wood, seconded by Mr. Beatty, and carried to recommend approval to the Planning Commission of the 10 year extension of the Use Permit subject to similar conditions of approval as adopted for the previous Use Permits.

Ayes: Wood, Beatty, Ferry

Noes:

Absent: None

2. Tri-TAC records retention policy discussion.

Applicant: None

Attachments:

None

Discussion item only. No action taken

G. Adjourn

TC-TAC Committee members agreed to schedule the next meeting for June 2019. The meeting was adjourned at 11:00 a.m.

DRAFT MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
10:00 A.M. Friday, September 14, 2018
KMPUD Community Services Building, Loop Road, Kirkwood, CA

Present:

Zach Wood
Brendan Ferry
Chuck Beatty

Drew Meeter
Amanda Barones
Doug Pierini
Erik Christeson

A. Call to Order

The meeting was called to order at 10:01 am by Brendan Ferry. TC-TAC members present were Zach Wood, Brendan Ferry, and Chuck Beatty.

B. Approve Agenda

Upon a motion by Chuck Beatty, seconded by Zach Wood, the agenda was approved 3-0.

C. Correspondence

No correspondence was received to any of the committee members.

D. Minutes: May 11, 2018

Minutes from May 11, 2018 meeting were continued to the following meeting.

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

Brendan Ferry shared that Drew Meeter notified him that the streaming format for the Tri-TAC meetings online has been changed with no chat capabilities during the live meeting. Brendan requested that there be an agenda item for the following meeting to gain public awareness of the new livestream format and that comments can be received from members present at the meeting or via phone call-in.

F. Agenda Items:

- ITEM 1: Review and possible acceptance of the 2018 Cultural Resources Report submitted in May 2018 for compliance with Kirkwood Specific Plan Mitigation Measure 4.05(J).
Applicant: Kirkwood Mountain Resort**

Brendan Ferry introduced the item. Committee members received a two-page write-up and an outreach brochure containing historical information regarding Kirkwood.

Zach Wood noted that brochure was updated in 2015. Brochure was deemed satisfactory by committee members.

Motion by Zach Wood to accept the Cultural Resources Report.
Seconded by Chuck Beatty.
Motion carried 3-0.

**ITEM 2: Review and possible acceptance of the 2017 and 2018 Parking Analysis, submitted in May 2018, for compliance with Kirkwood Specific Plan Mitigation Measure 4.07(D).
Applicant: Kirkwood Mountain Resort**

Brendan Ferry introduced the item. Counts were received for parking areas on skier days exceeding 4000.

Doug Pierini noted that they follow past practice in the study, with slightly more detail following the specific plan review.

Brendan asked Doug Pierini if there are any RV's allowed, as the study reflected small numbers.

Doug Pierini responded that there are no RV parking areas currently, and that limited parking makes it hard to accommodate them. No provisions are made for overnight RV's. They have received a handful of requests for RV's, trailers, and other vehicles to park in the lot during the summers.

Erik Christeson requested that the Caltrans and CHP issues on the highway be addressed, citing the excessive backups on 88.

Brendan Ferry asked if that would be addressed by KMR as it is more of a highway issue.

Zach Wood responded that the issues in the mitigation measure conditions to be monitored by KMR are more directed towards physical improvements but there may be some mention of triggered traffic control measures, which may be evaluated in this context.

Chuck Beatty added that the mitigation measure required the Traffic Impact Analysis every three years, and that the last one that had been approved was for 2010. The Amador Board of Supervisors requested the studies to resume with the 2017-2018 season, and Chuck suggested that the item be deferred until the results are complete.

Brendan Ferry asked Doug Pierini if the study was prepared.

Doug Pierini expressed that the Traffic Study Group have been working to complete they analysis with the traffic engineers.

Brendan Ferry agreed with Chuck Beatty's request to defer action until traffic study is provided.

Zach Wood agreed that the mitigations are very traditional and consist of a count of cars in the parking lot and a traditional traffic study. He referred to the counts which took place on March 4, and March 11 late in the season last winter. No level of service for that information was verified. The parking lot capacity reduces over the season due to snow storing requirements, which is a

separate issue. The LOS study and parking counts correlate well with one another and efforts to link the performance of parking counts and conditions on highways will continue.

Doug Pierini agreed, expressing that they are constantly looking to increase efficiency, vetting out ideas, and adding parking that has been lost over the years. This will entail long-term plans, and hopefully there will be ground made up in the next few years.

Item was deferred until the traffic analysis was complete.

ITEM 3: Review and possible acceptance of the 2017-2018 Snowmaking Noise Management Program Submitted in May 2018 in compliance with Kirkwood Specific Plan Mitigation Measure 4.09(B).

Applicant: Kirkwood Mountain Resort

Brendan introduced the item and stated that the submittal was on May 18, 2018 along with some history and a table showing noise level comparison for different nozzles currently utilized by Kirkwood. Submission describes practice aiming away from residences, wind directions, compressors, and that 289 inches of snow was received. The submission does not state yield from the snow guns.

Zach Wood added that this time of year is when resort upgrades are observed, particularly snowmaking improvements. Discussion ensued. Equipment was moved but no new additions.

Motion by Brendan Ferry to approve Item 3.

Seconded by Chuck Beatty.

Motion carried 3-0.

ITEM 4: Review and possible acceptance of the 2017-2018 Street Sweeping Reports submitted in June 2018 for compliance with Kirkwood Specific Plan Mitigation Measure 4.2(B).

Applicant: Kirkwood Mountain Resort

Brendan Ferry introduced the item, with submission including photos, and an invoice. Report was conducted on June 18, 19, and 20 of 2018 and cost \$5,660.00.

Chuck Beatty initiated discussion, stating that this item received considerable discussion in the 10 year review concerning responsible parties. The Amador Board of Supervisors interpreted the Specific Plan Mitigation to require the Resort be responsible for Kirkwood Meadows Drive and for the various Home Owners Association to be responsible for their own streets.

Brendan Ferry cited a discussion earlier in 2018, concerning storms and cobble/rubble.

Zach Wood stated that the sweeping appears to be a two-stage process with a couple pieces of equipment. Equipment to be noted was the vacuum sweeper and a broom sweeper, which made dust.

Brendan Ferry discussed the skid steer loader which pre-sweeps heavy dirt areas prior to vacuum sweeping. Sweeping was conducted for 8 hours one day, 7 hours another. He cited issues in the

Tahoe Basin.

Doug stated that comments on dust can be brought up with the sweeping company.

Brendan stated he suggested a more mechanical sweeper with a vacuum that does not blow dust.

Discussion ensued, regarding machinery, and effectiveness of sweeping. Brendan asked Doug if they had considered purchasing their own sweeper for more frequent operation and may cost less than hiring a contractor over time.

Brendan Ferry asked if the timing for sweeping is determined by calendar or seasonal years.

Chuck Beatty stated that twice annually is the language for the mitigation measure.

Motion by Zach Wood to accept the mitigation measure.

Brendan Ferry, second.

Motion approved 3-0

**ITEM 5: Review and possible acceptance of the 2017-2018 Fishing Regulation Posters submitted in June 2018 for compliance with Kirkwood Specific Plan Mitigation Measure 4.03.1(H).
Applicant: Kirkwood Mountain Resort**

Brendan Ferry introduced the item. Submittal was received on June 29 from Doug, notifying that posters have been posted at the Kirkwood and Lodge General Store, Caples Lake, and Kirkwood Lake. Posters include regulations and permissions regarding the Forest Service. Also received was photographic documentation of these locations.

Motion to accept the measure by Brendan Ferry.

Seconded by Chuck Beatty.

Carried 3-0.

**ITEM 6: Review and possible acceptance of the 2017-2018 Sensitive Resources Posters submitted in June 2018 for compliance with Kirkwood Specific Plan Mitigation Measure 4.12(C).
Applicant: Kirkwood Mountain Resort**

Brendan Ferry introduced the item, a submission from Doug received June 29, 2017. The Sensitive Resources Poster was posted at Kirkwood and Lodge General Store, Kirkwood Lake, and Caples Inn, likely with the fishing posters. Posters discuss water quality, riparian ecosystems, shoreline protection, and is done in conjunction with the forest service.

Motion by Chuck Beatty to accept the Mitigation Measure.

Seconded by Zach Wood.

Motion carried 3-0.

G. Adjourn

Meeting was adjourned at 10:36 a.m. The next meeting was scheduled for October 12, 2018 at the KMPUD Community Services Building, Loop Road, Kirkwood, CA.

DRAFT MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
10:00 A.M. Friday, November 9, 2018
KMPUD Community Services Building, Loop Road, Kirkwood, CA

Present:

Zach Wood
Brendan Ferry
Chuck Beatty
Erik Christeson
Sandy Sloan
Tom Fortune
Brian Bigley

Drew Meeter
Amanda Baronas
Terry Woodrow
Judy Flynn
Erik Reichert

A. Call to Order

Zach Wood called the meeting to order at 10:00 a.m.

B. Approve Agenda

The Agenda was approved 3-0.

C. Correspondence

Correspondence was received from Rebecca Harms for Fehr & Peers regarding Items 5 and 6.

D. Minutes: May 11, 2018, September 14, 2018

Continued until next meeting: December

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

None.

F. Agenda Items:

ITEM 1: Review and possible acceptance of the 2018 Employee Housing Report submitted in October 2018 for compliance with Kirkwood Specific Plan Mitigation Measure 4.10 (a).

Applicant: Kirkwood Mountain Resort

Zach Wood introduced the item. Discussion ensued, regarding the percentage of housing available for employees, as well as counts regarding multiple beds in units of employee housing.

Sandy Sloan stated that the information in the report was insufficient and contained less information than in prior year.

Chuck Beatty stated that prior years included employee housing allotments in a checkbook format. All committee members agreed that item would be continued until revised with corrections at a later date.

**ITEM 2: Review and possible acceptance of the 2017/2018 Avalanche Forecasting Report and Snow Safety Program submitted in October 2018 for compliance with Kirkwood Specific Plan Mitigation Measure 4.1 (COA32).
Applicant: Kirkwood Mountain Resort**

Following a brief discussion, the item was approved.

Motion by Brendan Ferry.
Seconded by Chuck Beatty.
Approved 3-0.

**ITEM 3: Review and possible acceptance of the 2017/2019 Street Sweeping Reports submitted in June and October 2018 for compliance with Kirkwood Specific Plan Mitigation Measure 4.2(v)(COA 50).
Applicant: Kirkwood Mountain Resort**

The item was introduced by Zach Wood, continued from the previous month. Sweeping was reported in October and reports were collected from all work.

Sandy Sloan stated expressed negative feelings that the resort did not sweep all the streets.

Chuck Beatty stated that Kirkwood Meadows Drive is swept by the Resort and the subdivision streets are maintained by the Homeowners.

Erik Christeson stated that Powerhouse Road is maintained by KMPUD and that the Resort maintains Loop Road. Tom Fortune stated that the sweeping is a big project and that the contractor is the same as that which maintains the parking lots.

Brendan Ferry asked if KMR had considered buying a sweeper, as it costs \$10,000.00 to sweep twice a year and a purchase may be more cost effective over time.

Discussion followed regarding different equipment types and establishing that use of broom sweepers were contrary to the Mitigation Measure which requires vacuum collection of dust and debris.

The mitigation measure was approved 3-0.

**ITEM 4: Review and possible acceptance of the 2018 Kirkwood Hazard Tree Assessment submitted in October 2018.
Applicant: Kirkwood Mountain Resort**

Zach Wood introduced discussion of possible tree replacement plans, citing the Ordinance for replanting conditions. It was established about 60 trees were cut in the past year.

Discussion of the report established that trees 1-17 and 19 were felled. The primary causes of tree mortality consist of insect damage to Lodgepole Pines, fungal damage to Red Firs, and Cytospora infections.

The report was accepted 3-0.

ITEM 5: Discussion of the 2017/2018 Parking Analysis submitted in May 2018 for compliance with Kirkwood Specific Plan Mitigation Measure 4.07(d). Applicant: Kirkwood Mountain Resort

Erik Reichert stated that the Fehr and Peers report may not meet the mitigation measure as the days measured experienced lower than the 4000 vehicle threshold.

The committee decided to wait for Nate Whaley to be present for further discussion.

Item was continued 3-0.

ITEM 6: Discussion of the 2018 Kirkwood Traffic Mitigation Monitoring Memo submitted in October 2018 for compliance with Kirkwood Specific Plan Mitigation Measure Section 4.7(b) Applicant: Kirkwood Mountain Resort

Discussion of the committee regarding peak days. It was determined that skier count was proprietary information whereas the parking count was not.

It was determined that the traffic on certain peak days is much worse the report alludes to, especially concerning vehicles in the westbound left turn lane. Though the report is technically adequate, it was requested that further evaluation regarding the peak days and methodology for extrapolation of peak day data take place prior to the acceptance of the report.

G. Adjourn

The next meeting was scheduled for December 7, 2018.

DRAFT MINUTES

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

February 8, 2019

MEMBERS PRESENT: Zach Wood Alpine County
 Chuck Beatty Amador County
 Brendan Ferry El Dorado County

OTHERS PRESENT:

 Drew Meeter Amanda Baronas
 Nate Whaley Bryan Bigley
 Krista Ruesel Terry Woodrow
 Ruslan Bratan Jennifer Gee (phone)
 Tom Fortune

A. Call to Order:

The meeting was called to order by Zach Wood on February 7, 2019 at 10:05 am.

B. Approve Agenda

Upon a motion by Chuck Beatty and seconded by Brendan Ferry, the agenda was approved 3-0.

C. Correspondence

Correspondence was received from Jennifer Gee for Item F1, regarding the January 9th, 2019 Fehr & Peers Technical Memo.

D. Minutes: May 11, 2018; September 14, 2018; November 9, 2018

Chuck asked for CD's of past minutes and agreed to compile remaining minutes from 2018.

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

No public matters.

F. Agenda Items:

- 1. Continued discussion and possible acceptance of the 2018 Kirkwood Traffic Mitigation Monitoring Memo submitted October 16, 2018 and January 9, 2019 for compliance with Kirkwood Specific Plan Mitigation Measure Section 4.7 (b); Applicant: Kirkwood Mountain Resort**

Attachments:

Fehr & Peers Technical Memo dated October 16, 2018

Correspondence from Rebecca L. Harms/KMA dated November 9, 2018

Fehr & Peers Technical Memo dated January 9, 2019

Tom Fortune presented the traffic studies for KMR. Brenden Ferry noted that traffic counts were lower than the threshold required by the mitigation measure. More detail was needed to reflect more accurate reality. It was discussed between the members and others present about which days were best to use for counts for better extrapolation in the future.

Motion: It was moved by Mr. Ferry, seconded by Mr. Beatty, and carried to accept the 2018 Kirkwood Traffic Mitigation Monitoring Memo submitted October 16, 2018 and the Fehr & Peers Technical Memo dated January 9, 2019, and to adopt an addendum to the minutes describing the reasons for accepting the Technical Memo with extrapolated traffic counts on days with less than 4,000 vehicles.

Ayes: Wood, Beatty, Ferry

Noes:

Absent: None

2. Continued discussion and possible acceptance of the 2017/2018 Parking Analysis submitted May, 2018 for compliance with Kirkwood Specific Plan Mitigation Measure 5.07 (d);

Applicant: Kirkwood Mountain Resort

Attachments:

2017/2018 Parking Analysis dated May 18, 2018

Jennifer Gee stated mitigation measure 4.7 (b) requires parking capacity to meet day visitor parking demands. She questioned use of the easement on Kirkwood Meadows Drive and the provision which triggers overflow in the easement. Nate Whaley commented the easement was a covenant between Kirkwood Meadows Association and Kirkwood Mountain Resort and that since the original covenant there has been additional parking developed.

Motion: It was moved by Mr. Ferry, seconded by Mr. Beatty, and carried to continue the item to the next scheduled meeting with a reiteration to add “capacity” for compliance with Kirkwood Specific Plan Mitigation Measure Section 4.7 (b), and to include calculations for loss of parking due to snow storage.

Ayes: Wood, Beatty, Ferry

Noes:

Absent: None

3. Continued Discussion and possible acceptance of the Employee Housing Report submitted October 2018 and December 2018 for compliance with Kirkwood Specific Plan Mitigation Measure 5.0 (a);

Applicant: Kirkwood Mountain Resort

Attachments:

2017/2018 Employee Housing Report dated October 30, 2018

2017/2018 Employee Housing Report dated December 6, 2018

Mr. Fortune referred to the October Employee Housing Report having mathematical errors. It was revised and resubmitted for acceptance.

Motion: It was moved by Mr. Ferry, seconded by Mr. Beatty, and carried to accept the revised Employee Housing Report submitted December 2018.

Ayes: Wood, Beatty, Ferry

Noes:

Absent: None

G. Adjourn

TC-TAC Committee members agreed to schedule the next meeting for March 8, 2019. The meeting was adjourned at 11:18 a.m.

Item 1



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

PRE-APPLICATION INFORMATION AND CHECKLIST FOR A VARIANCE REQUEST

Application for a Variance request shall include the following:

- 1. Letter of application explaining purpose of request, description of variance, and other pertinent information.
- 2. Letter of authorization if landowner is being represented by another party.
- 3. Submit a plot plan (max 11"x17") of parcel showing location of project in relation to property lines and any other structures that are on the property. NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department for the purpose of aiding in drawing of the plot plan; **see plot plan guidelines attached.**
- 4. Copy of deed(s) to property.
- 5. Completed Environmental Assessment Form.
- 6. Filing fee of \$ _____
- 7. Application Form to be signed at the time of project presentation in the Planning Department.

NOTE: IT IS TO YOUR BENEFIT TO BE AS SPECIFIC AS POSSIBLE WITH YOUR APPLICATION INFORMATION.

NOTE: *Pursuant to County Code Section 19.52.060 B., "In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void."*


George Charos

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: CHAROS -34061 DANGBERG DRIVE GARAGE AND COVERED STAIR ADDITION

Date Filed: 7/2/2019 File No. _____

Applicant/ Developer Weatherby-Reynolds-Fritson, Engineering and Design (WRFED) Landowner George & Rae Charos

Address 206 Peek Street Jackson, CA 95642 Address 5065 Gadwall Circle Stockton, CA 95207

Phone No. 209.223.0381 Phone No. 209.403.8367

Assessor Parcel Number(s) Lot 55 Kirkwood Meadows Unit 1 Amador Co. CA

Existing Zoning District R1-TX

Existing General Plan _____

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 _____

This project has been approved, including an approved Variance to build the garage and driveway within the 25' foot setback by Kirkwood / KMAPC & KMPUD. Also, This original project had previously been granted a variance for the original design which included a covered walkway within the 25' Set back. This covered walkway was not constructed and the entry of the house currently ends at the property line

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.

Please Reference attached Letter and Site Plan

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?

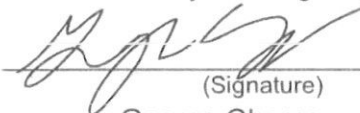
ENVIRONMENTAL SETTING

- 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).

Please Reference attached Letter and Site Plan

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 7.2.19


(Signature)
For George Charos



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
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**Chapter 19.52
VARIANCES**

Sections:

- 19.52.010 When permitted.
- 19.52.020 Application.
- 19.52.030 Public hearings.
- 19.52.040 Action by planning commission.
- 19.52.050 Action by board of supervisors.
- 19.52.060 Revocation.
- 19.52.070 Effect.

19.52.010 When permitted.

Where practical difficulties, unnecessary hardships or results inconsistent with the purpose and intent of this title may result from the strict application of certain provisions thereof, variance may be granted as provided in this chapter, but in no case shall a variance be approved to allow a change in the use of land or buildings. (Ord. 351 §13(part), 1962).

19.52.020 Application.

Application for variance shall be made in writing on a form prescribed by the planning commission and shall be accompanied by the required fee, no part of which shall be returnable to the applicant and by statement, plans and other evidence showing:

- A. That any variance granted shall be subject to such conditions as will assure that the adjustment thereof authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situate;
- B. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. (Ord. 898 §3, 1982).

19.52.030 Public hearings.

A public hearing shall be held on any application for a variance. The planning commission shall give notice thereof as required by California Government Code Section 65090 et seq., as may be amended or renumbered. (Ord. 1701 §2, 2010; Ord. 351 §13.2, 1962).

19.52.040 Action by planning commission.

After conclusion of the public hearing, the planning commission shall make a written finding of facts whether the qualifications under Section 19.52.020 apply to the land, building or use for which variance is sought and whether such variance shall be in harmony with the general purposes of this title. Such written finding of facts shall be submitted to the board of supervisors. (Ord. 351 §13.3, 1962).

19.52.050 Action by board of supervisors.

The board of supervisors shall consider the variance application within sixty days after receipt of the planning commission report and if the board of supervisors finds that the qualifications under Section 19.52.020 apply to the land, building or use for which variance is sought, and that such variance is in harmony with the general purposes of this title, said board shall grant such variance. The board may designate such conditions in connection with the variance as it may deem necessary to secure the purposes of this title and may require guarantees and evidence. (Ord. 351 §13.4, 1962).

19.52.060 Revocation.

A. In any case, where the conditions of granting of a variance have not or are not complied with, the planning commission shall give notice to the permittee (of intention to revoke such variance) at least ten days prior to a hearing thereon. After conclusion of the hearing, the planning commission may revoke such variance. Such revocation shall be subject to confirmation by the board of supervisors.

B. In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void. (Ord. 351 §13.5, 1962).

19.52.070 Effect.

No building or zoning permit shall be issued unless in accordance with the conditions and terms of the variance granted. (Ord. 351 §13.6, 1962).

GEORGE & RAE CHAROS
5066 Gadwall Circle
STOCKTON, CALIFORNIA 95207
209 403 8367
Charos.george@gmail.com

July 2, 2019

Chuck Beatty, AICP
Planning Director
Amador County
Jackson, CA. 95642

RE: Variance Request, 34061 Danberg Drive, Kirkwood,

Dear Chuck,

The purpose of this variance is to construct a garage and new driveway from the front property line to the edge of Dangberg Street within the 25' Front Set Back as indicated in the attached plan. The area requested to be built within the front setback and in the right-of-way consists of a 12' wide driveway about 40' in length from Dangberg Street to a ~560SF new Garage structure which will attach via stairs to the existing entry way. Total new floor area is ~560 SF.

This driveway and garage are needed to make reasonable access to a very difficult home site. The property line is atop a steep (55%), 10' tall road cut embankment. During the winter, the snowbank can grow to 20' +, making it virtually impossible to access the cabin from the road. Digging into this cabin has taken several hours in the middle of the night on a number of occasions. The Charos Family would like to be able to use this cabin as they age, and these access issues will only get more difficult. The Kirkwood HOA does not allow for driveways without a garage and there have been multiple attempts to propose a number of options for a covered access stairway etc which have not been accepted by the KMAPC. A Garage and Driveway connection to the existing structure is the only remaining feasible option which will make it possible to enjoy their property as others in the subdivision without such treacherous access can.

We have taken multiple measures to build the most aesthetically acceptable design which will limit the impact on the existing lot including consideration for snow storage. KMPUD snow removal has approved the design for their purposes. KMA Planning Committee and Board of Directors have approved the concept and also approved a variance to build within the 25' set back which is owned by KMA. We feel this variance is consistent with existing uses in the KMA subdivision, and request that it be approved.

Respectfully submitted,



George Charos
Land/Property Owner

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): NEW ENTRY / GARAGE ADDITION

Project Address: 34061 DANGBURG DRIVE, KIRKWOOD, CA 95646

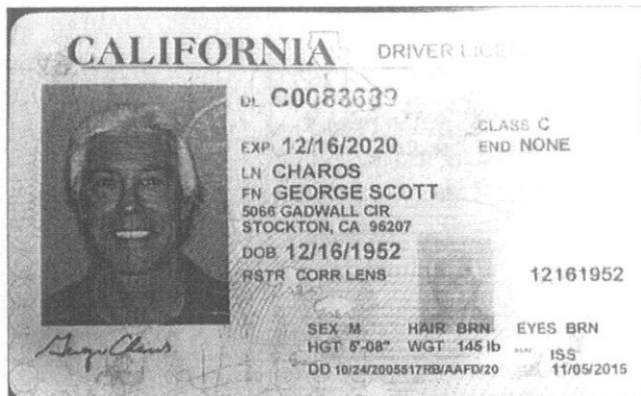
Name of Authorized Agent: WEATHERBY REYNOLDS FRITSON ENG. DES. Telephone Number: 209-223-0381

Address of Authorized Agent: 206 PEEK STREET, JACKSON, CA 95642

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Note: A copy of the owner's driver's license or form notarization must be presented to the Building Department when the permit is issued to verify the property owner's signature.

Property Owner's Signature: *George Charos* Date: 6-24-19

**COPY DRIVERS LICENSE OR ID IN THE SPACE BELOW
FOR SIGNATURE VERIFICATION**



Order No. 50225-KM
Escrow No. 52858 JC
Loan No.

OFFICIAL RECORDS
AMADOR COUNTY, CALIF.
RECORD REQUESTED BY
FIRST AMERICAN TITLE CO.
1989 APR 15 AM 9:35

SHELDON D. JOHNSON
COUNTY RECORDER
\$7.00
\$10.00 S.M.F.

WHEN RECORDED MAIL TO:

George and Rae Charos
5066 Gadwall Circle
Stockton, CA 95207

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

(SAME AS ABOVE)

APN: 26-161-07

DOCUMENTARY TRANSFER TAX \$42.35
X... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.
THE UNDERSIGNED GRANTORS DECLARE:
Signature of Grantor or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
PATRICIA A. PILLIARD, an unmarried woman and
TIMOTHY TORIAN, a single man

hereby GRANT(S) to

GEORGE S. CHAROS and RAE E. G. CHAROS, husband and wife as Joint Tenants

the real property in the unincorporated area
County of Amador, State of California, described as

Lot No. 55, as shown on that certain subdivision map entitled "KIRKWOOD MEADOWS UNIT No. 1"
filed in the Office of the Recorder of the County of Amador, on July 1, 1970 in Book 3 of
Subdivision Maps, Page 30.

EXCEPTING AND RESERVING THEREFROM the title and exclusive right to all minerals and mineral
rights of every kind and character now known to exist or hereafter discovered within or
adjacent to said lot, together with the exclusive right to remove the same; provided that
the grantee shall not be entitled to enter upon or make use of the surface of said lot or
any portion thereof above a depth of five-hundred (500) feet below the surface in the
exercise of the foregoing rights.

Date: November 1, 1988

Patricia A. Pilliard
PATRICIA A. PILLIARD
Timothy Torian
TIMOTHY TORIAN

STATE OF CALIFORNIA
COUNTY OF AMADOR ss.
On JANUARY 27, 1989

Before me, the undersigned a Notary Public in and for said State, per-
sonally appeared: TIMOTHY TORIAN

Personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
above instrument and acknowledged to me that he/she/they executed
the same in the presence of me and authorized me to act as a Notary Public
in and for said State.



(This was for official notarial use)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

05646508

CAT. NO. NN00827
TO 1044 CA (9-84)

TICOR TITLE INSURANCE

(Individual)

STATE OF CALIFORNIA }
COUNTY OF FULARE } ss.

On January 27, 1989 before me, the undersigned, a Notary Public in and for
said State, personally appeared TIMOTHY TORIAN

personally known to me or
proved to me on the basis of satisfactory evidence to be
the person whose name is subscribed to the
within instrument and acknowledged that he
executed the same.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]



(This area for official notarial seal)

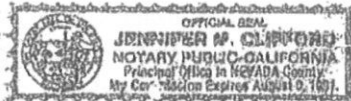
STATE OF CALIFORNIA }
COUNTY OF NEVADA } ss.

On March 7, 1989 before me, the undersigned, a Notary Public in and for
said State, personally appeared Patricia A. Piliard

personally known to me or proved to me on the basis of satis-
factory evidence to be the person(s) whose name(s) is/are sub-
scribed to the within instrument and acknowledged to me that
he/she/they executed the same.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]



(This area for official notarial seal)

Property Detail

Amador, CA JAMES B. ROONEY, ASSESSOR

Parcel # (APN): 026-161-007-000 Use Description: RESIDENTIAL
 Parcel Status: ACTIVE
 Owner Name: CHAROS GEORGE S & RAE E G
 Mailing Address: 5066 GADWALL CIR STOCKTON CA 95207
 Situs Address: 34061 DANBURG DR KIRKWOOD CA 95646
 Legal
 Description: LOT 55 KIRKWOOD MEADOWS UNIT 1

ASSESSMENT

Total Value: \$771,281	Use Code: RI	Zoning:
Land Value: \$65,132	Tax Rate Area: 052029	Census Tract: 1.02/1
Impr Value: \$706,149	Year Assd: 2018	Improve Type:
Other Value:	Property Tax:	Price/SqFt:
% Improved 91%	Delinquent Yr	
Exempt Amt:	HO Exempt?: N	

SALES HISTORY

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:				03/15/1989
Recorded Doc #:				19891564-546
Recorded Doc Type:				
Transfer Amount:				
Sale 1 Seller (Grantor):				
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

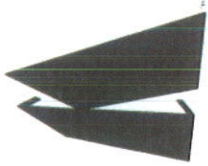
PROPERTY CHARACTERISTICS

Lot Acres: 0.307	Year Built: 2007	Fireplace: P
Lot SqFt: 13,401	Effective Yr: 2007	A/C:
Bldg/Liv Area: 2,816		Heating: HOT WATER
Units:	Total Rooms:	Pool:
Buildings:	Bedrooms: 4	
Stories: 3.0	Baths (Full): 2	Park Type:
Style:	Baths (Half): 1	Spaces:
Construct:		Site Infnce:
Quality: 7.5	Garage SqFt:	
Building Class:		Timber Preserve:
Condition: AVERAGE		Ag Preserve:
Other Rooms:		

*** The Information provided here is deemed reliable, but is not guaranteed.

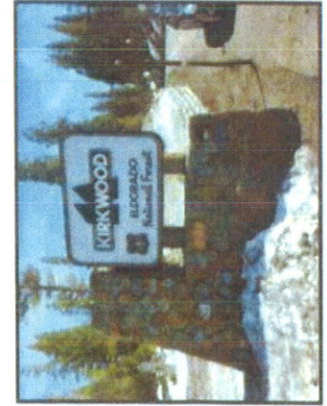
Item 2





Roadside Entry Signs Revitalization Proposal

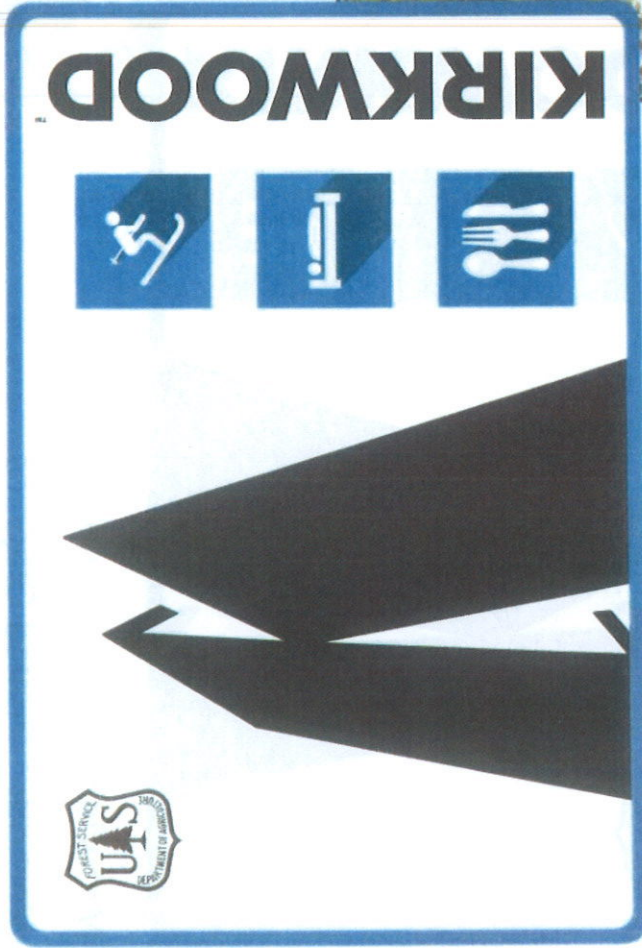
Presented by:
David Manser
775-376-0052





Roadside Entry Signs Revitalization Proposal

Studio 5 Plus 4
David Manser
design@5plus4.com
www.5plus4.com
775-376-0052



Materials: 2" High Density Urathane
with Plywood Backing

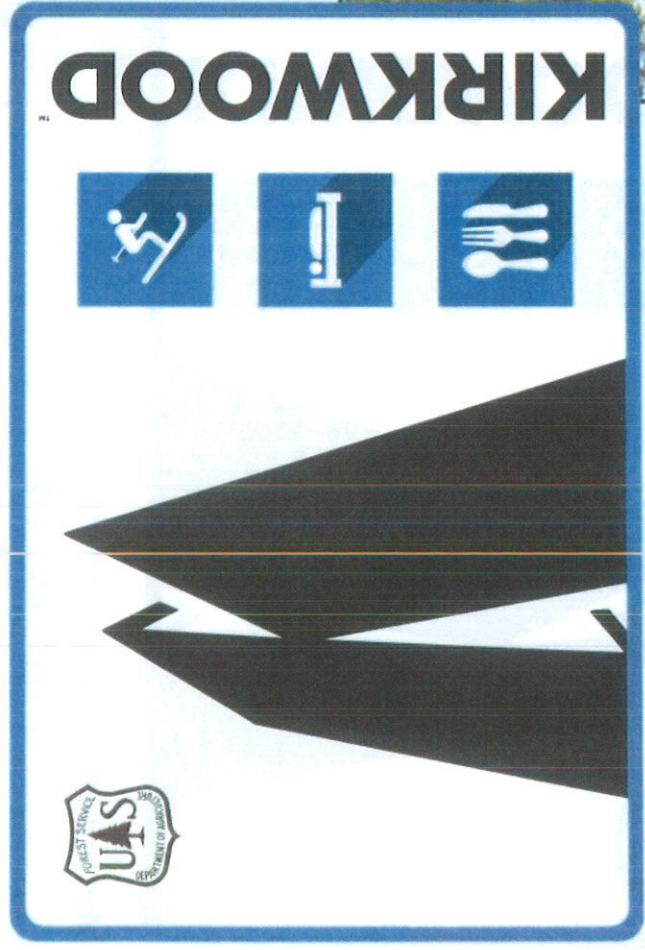
Method: Hand Carved
Painted with Outdoor Enamels

Cost: \$2,600 each
\$10,560 total



Roadside Entry Signs Revitalization Proposal

Studio 5 Plus 4
David Manser
design@5plus4.com
www.5plus4.com
775-376-0052



Materials: .25" Alupanel

Method: Printed Graphics

Cost: \$1,080 each
\$4,320 total



Roadside Entry Signs Revitalization Proposal

Studio 5 Plus 4
David Manser
design@5plus4.com
www.5plus4.com
775-376-0052



Materials: .25" Alupanel

Method: Stacked Rigid Graphics
No Printing

Cost: \$2,400 each
\$9,600 total

Existing Ordinance

EXHIBIT "G"

SIGN ORDINANCE

As Kirkwood Ski Area has grown over the years, it has become apparent that there is a need to establish guidelines for exterior signs located within the resort's boundaries. This exhibit has been developed to provide those guidelines and to insure harmony among all signs and the area's scenic beauty. This exhibit was developed by the Tri County Technical Advisory Committee and was adopted by the Tri County Board of Supervisors.

This document is separated into four sections. The first is definitions of the different types of signs. The second applies to signs located within the scenic corridor of Highway 88. The third applies to all other exterior signs in Kirkwood. The fourth section gives general specifications for all signs regardless of location. Exempted from these guidelines are signs which are located on the mountain and pertain to the skiing aspect, signs which are not visible from the outside of a building and the Main Entrance sign for Kirkwood. **The main entrance sign shall be reviewed and approved by the Tri County Technical Advisory Committee.**

SECTION ONE: DEFINITIONS

All signs shall be designated as one of the following types:

Informational – signs which provide directions, instructions or general information.

Identification – signs which identify a commercial unit or establishment or residential or lodging complex excluding R1 and R2 zoned properties.

Real Estate – signs which advertise the sale, lease or rent of real property.

Temporary – signs which will only be on display for a short period of time such as those identifying a construction project or special event.

Advertising – signs which advertise the sale of goods and services other than real property.

Traffic – signs which pertain to traffic movements and parking.

Directional – signs which provide directions to a certain place or area.

SECTION TWO: SCENIC CORRIDOR SIGNS

Signs located within 250 feet on either side of the centerline of Highway 88 and/or visible from the highway shall be considered to be located within the scenic corridor.

All signs shall have a minimum setback of 25 feet from the edge of pavement of the road except for the sign at the Kirkwood Inn. Due to the Inn's short setback, the sign for the Inn shall have a

minimum setback of 7 feet, subject to CalTrans approval if the existing sign is removed or replaced.

Identification, directional and traffic signs shall be the only signs allowed within the scenic corridor.

Identification signs may be on more than one face of the building or supports, but the total square footage of all faces of the signs shall not exceed one (1) square foot per one (1) lineal foot of the building's frontage.

Directional signs, which provide directions to facilities inside or outside the scenic corridor zone, shall be permitted. These signs shall be located on the same supporting structure as the identification sign when possible. Directional signs shall be allowed on more than one face. Any one face shall not exceed an area of four (4) square feet and the total square footage of all faces of the directional signs on one structure shall not exceed 50 square feet.

Traffic signs shall be officially recognized highway signs and shall be located as necessary to provide safe and efficient traffic flow. Signs installed by CalTrans are exempted.

All signs shall be either mounted to the building or shall be on a supporting structure. Commercial establishments located on adjacent parcels shall have a common support structure, if possible. Portable signs shall be prohibited.

Signs shall have indirect lighting only.

SECTION THREE: EXTERIOR SIGNS OUTSIDE THE SCENIC CORRIDOR

Informational signs shall not exceed 50 square feet in area except as follows: Signs may be on more than one frontage of a building or supporting structure, but the total area of all signs shall not exceed 100 square feet. Signs which provide safety or warning information relating to skier safety and which are not located on the skiing portion of the mountain shall not exceed 200 square feet in area. These skier safety signs may contain flashing lights which shall only function to alert people of possible dangers. Informational signs shall be either securely fastened to a building or shall have a supporting structure. Freestanding signs shall not exceed 20 feet in height.

Each commercial unit or establishment or residential or lodging complex, excluding R1 and R2 zoned properties, shall have only one (1) identification sign. This sign shall have an area no larger than 50 square feet and shall be located on one face only. This type of sign may be lighted using indirect lighting only.

A real estate sign advertising the sale of R1 or R2 property or a single unit within a complex and located on the property which it is advertising shall not exceed 2 square feet in area. Real estate signs of a banner nature shall only be used to advertise the sale of multiple units within a residential or lodging complex, except for R2 zoned properties, and shall not exceed 80 square feet in area. There shall be only one banner type sign per complex, and it shall be securely

attached to the complex it is advertising. It shall not obstruct any emergency exits or wording on any other signs. These banner type signs shall not exceed 20 square feet in area.

Temporary signs shall be self supporting and shall not require any type of foundation or other supports which will remain after the sign is removed. These signs shall not exceed 30 square feet in area. Banner type signs shall be permitted for special events or promotions only, and shall not exceed an area of 80 square feet. Banner type signs may be placed across Kirkwood Meadows Drive only if they advertise an event of community importance. There shall be only two (2) banner signs across Kirkwood Meadows Drive at any one time. These signs shall not be on display for a period of more than forty-five (45) days and shall be removed within five (5) days of the end of the advertised event. Banner type signs other than those across Kirkwood Meadows Drive shall not be on display for a period of more than ten (10) days, and they shall not be replaced with a similar sign for a period of thirty (30) days. Flagging and gas-filled balloons shall only be permitted for special events of community importance and shall not be on display for a period of more than ten (10) days.

Advertising signs shall be located on the premises they are advertising for. The signs shall be located in a window and shall not exceed a total area of 50 square feet.

Traffic signs shall be placed as required to provide safe and efficient traffic flow. They shall be officially recognized traffic signs or shall not exceed an area of 5 square feet.

SECTION FOUR: GENERAL CONDITIONS

1. Signs shall be attached to a building unless a special permit is granted by the Tri County Technical Advisory Committee. Therefore, all free standing signs shall be reviewed and approved by the Tri County Technical Advisory Committee prior to erection.
2. All general graphic material shall be either Helvetica Medium or a compatible style.
3. Sign copy shall be limited to individual or business name and identification. Logos are permitted but only if they are designed as an integral part of standard signing of the occupancy.
4. Maximum height of all individual, free-standing letters shall be 12" for block or script letters, except that initial capital letters may be 16" in block or script letters. No sign manufacturer's name, union label, or other lettering shall be visible on any sign letters. The area for the sign shall be determined by the area covered by a rectangle drawn around the letters.
5. Signs shall not project above any roof or cornice line, unless they are considered an architectural feature of the building to which they are attached.
6. All signs shall be flat wall signs and shall not extend more than 10" beyond the face of the building or structure on which they are mounted.

7. Signs shall be made of wood or metal. Banner type or cloth signs are prohibited except as allowed by real estate and temporary signs.
8. No sign shall occupy more than five percent (5%) of the building to which it is attached.
9. Sign supports shall be structurally designed to meet all codes and requirements of the appropriate county and any permits shall be obtained when necessary. Supports shall be completely concealed, if possible. If this is not possible, supports shall be designed in such a manner as to cause minimal visual impact.
10. With the exception of identification and certain informational signs, signs shall not be illuminated. Animation, moving lights, smoke emissions or variable light intensities are prohibited.
11. All exterior signs shall be designed, proportioned and positioned as an integral element of the total design of the improvement on which they are attached. Particular attention shall be paid to the colors used so that they blend into their backgrounds.
12. Drawings of signs indicating colors, location, materials, design, method of mounting, etc., shall be presented to the Tri County Technical Advisory Committee for approval prior to installation. Any variances to these guidelines shall be granted only by this committee.
13. All signs shall comply with the building permit requirements, if any, of the appropriate county.
14. Any sign in existence prior to the adoption date of this exhibit by the Tri County board of supervisors which does not comply with all of the above standards may remain for a period of 120 days. At the end of the 120 day period, the sign shall be replaced with a sign that is in full compliance with this exhibit. If the sign has not been replaced at the end of this period, the Tri County Technical Advisory Committee shall have the sign removed at the owner's expense. The cost of the removal shall become a lien on the owner's property.

Item 3

Foothill Resource Management

Steve Q. Cannon, RPF #2316
P.O. Box 818, Pine Grove, CA 95665
(209)419-1569

Mr. Chuck Beatty, Director of Planning
County of Amador
810 Court St.
Jackson, CA 95642

14 June 2019

Dear Mr. Beatty,

On June 13 of this year, I visited the property owned by Mr. Bryan Loll on Wintergreen Way in Kirkwood. Mr. Loll asked me to conduct an inspection of the trees on his property to determine if any of them needed to be removed for health and/or safety reasons.

The purpose of this letter to you is to comply with the Kirkwood Specific Plan to advise your office of my professional opinion regarding the situation on Mr. Loll's property.

The location of the property is Lot 127 of Kirkwood Meadows Unit 2 and the APN is 026-182-006. The property has a small cabin on it and is on the corner of Wintergreen Way and Yarrow Place.

There are six trees that I would recommend removing from the Loll property. I have painted them with yellow paint and numbered them. Their specific characteristics are as follows:

1. Lodgepole Pine – 8" diameter.
2. Lodgepole Pine – 6" diameter
3. Lodgepole Pine – 6" diameter
4. Lodgepole Pine – 6" diameter
5. Lodgepole Pine – 12" diameter
6. Lodgepole Pine – 6" diameter

All of these trees are leaning severely as a result of the heavy snow that was blown by KPUD snow blowers during this heavy winter. Their proximity to the house and their severe lean suggests that they should be removed. There are some trees on the property that I did not mark for removal because they appear to be able to overcome the lean and perhaps will return to vertical. The removal of these six trees will also allow the remaining trees to have more room to grow and increase in size more quickly. Mr. Loll also asked about planting seedlings in portions of his property where no trees are growing. I gave him advice and information about acquiring red fir seedlings and how to plant them to avoid loss to pocket gophers.

All of these trees are small and will not result in a commercial timber operation. A map showing the location of the property and the location of the trees is attached.

If you have any questions, please feel free to call me. Thank you.

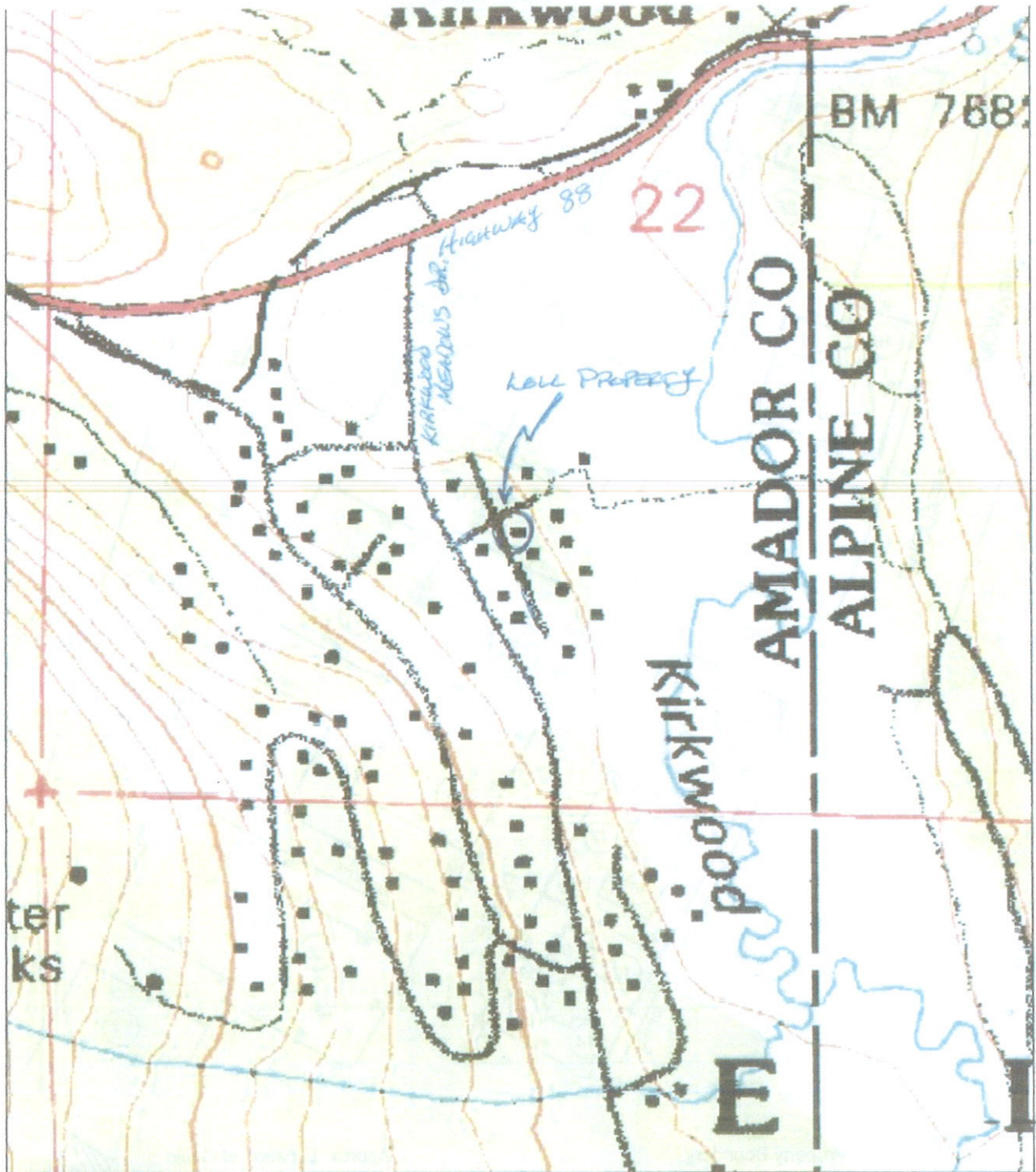
Sincerely,



Steve Q. Cannon
Registered Professional Forester #2316

Attachment

Loll Hazard Tree Removal Project
Township 10 North, Range 17 East, Section 22, MDB&M
Caples Lake 7.5' Quadrangle
Amador County

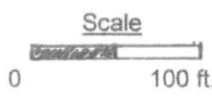


Loll Hazard Tree Removal Project
 Township 10 North, Range 17 East, Section 22, MDB&M
 Caples Lake 7.5' Quadrangle
 Amador County



0/13/72)

 Loll Property Boundary
 Approx. Location of Hazard Trees
 Approx. Location of Cabin



2003 KIRKWOOD SPECIFIC PLAN APPENDIX 2 TREE ORDINANCE

This ordinance has been established to provide procedures for tree removal and trimming for all trees within the Plan boundary. Trees on national forest lands are excluded from these guidelines; however, they are subject to USFS guidelines. These guidelines recognize the need to establish a permitting process and standards for the removal/trimming of trees at Kirkwood. It is not the intent of this ordinance to hinder development, but instead to promote harmony between land improvements and their surroundings.

This Ordinance in no way relieves the property owner and/or Licensed Timber Operator from adhering to the requirements of the California Department of Forestry and Fire Protection (CDF) for tree harvesting activities on private lands within the State of California.

A. DEFINITIONS

1. **Approving Body:** The approving body shall be the Tri-County Technical Advisory Committee.
2. **DBH:** Diameter at breast height; diameter of tree measured at four and one-half feet (4 ½ ') above the ground on the high side of a tree.

B. PERMIT PROCEDURE

1. No person, firm, corporation, public agency or utility provider shall destroy, remove, cut down, kill, damage, trim, top or prune any tree on any private property without a tree permit and authorization by the approving body.
2. The following are exempted from the above:
 - A) Trees that have been identified for removal as part of a conditional use permit, special use permit, building permit or other land use/development permits.
 - B) Trees that have been identified by a licensed arborist or forester as dead, dying or diseased. Trees that are in a hazardous condition presenting an immediate danger to health or property; trees cut in emergencies involving the lives of people and the public safety. In the event that a tree is removed without prior approval or verification from the licensed arborist or forester, a permit shall be applied for after the fact.

C) Trees that have been permitted by the California Department of Forestry and Fire Protection, either through exemption, conversion or an approved Timber Harvest Plan.

3. Any entity desiring to cut down, remove or trim/prune one or more trees shall apply for a tree permit through the approving body. The application shall be submitted by the lot owner and shall include the following:

A) Name, address and phone number of applicant and owner of record of the land on which the activity is to occur.

B) Written consent of the owner of record of the land, if other than the applicant.

C) The location of the land on which the removal/trimming is to occur.

D) Method of removal of the material and identification of measures to protect residual trees, vegetation and soils within the site

E) A plot plan drawn to scale showing accurate location, number, species, size (DBH) and approximate age of the trees to be removed/trimmed. The plan should also show the general location, characteristics and densities of the trees to be left on the site and any improvements on the property, and, all areas that are part of the active work area, including access routes, staging areas, log decks, and skidding or dragging routes.

F) A brief statement of the reasons for the activity.

G) An application fee of \$50.

H) Any additional information that may be requested by the approving body.

4. Notification of the proposed tree removal shall be provided to owners of all property within 300 feet of the parcel from which the tree(s) is proposed to be removed. Notice shall be in accordance with the standard notification procedure of the jurisdiction in which the action is proposed.

5. Prior to the issuance of a tree permit, the approving body shall ascertain whether the tree can be removed. The determination of the approving body in granting or denying a permit shall be based upon, but not limited to, the following:

A) Whether or not the preservation of the tree would unreasonably compromise the owner's development of the land.

B) The condition of the tree with respect to disease, general health, danger of falling, etc.

C) The approximate age of the tree compared to its life span;

D) The number of existing trees in the area and the effect of the removal upon public health, safety, visual beauty and general welfare of the area;

E) The effect of the removal on soil erosion and stability, particularly near streams or steep slopes.

F) The potential for the tree to be a public nuisance or interfere with utility service;

G) Present and future visual screening potential;

H) Any other information the approving body finds pertinent to the decision including, if necessary, information obtained at a previous Tri-TAC meeting.

6. If a permit is denied, written notification shall be provided to the applicant including the reasons for denial.

7. A permit that is granted is valid for a period of 90 days unless otherwise specified. An extension of the permit time may be granted upon written request prior to the permit's expiration.

8. The approving body shall have discretion to require that a cash bond of up to \$500 be provided to the applicable county. The purpose of the bond is to insure compliance with the requirements of the approved permit. The decision of the TC-TAC in on whether or not to require a bond shall be based on the scope of the activities authorized under the permit and the potential for adverse environmental impacts if the terms of the permit are not followed.

9. The approving body may revoke the permit whenever there has been a false statement or misrepresentation in the application upon which the permit was based.

C. TREE REMOVAL PROVISIONS

1. It shall be the responsibility of the person removing or trimming any tree to maintain a copy of the approved tree permit, building permit, or other permit of which the tree removal is a part, at the tree removal site.

2. Existing healthy trees, soils and native vegetation on the site shall be preserved

and protected by adequate means during any construction or felling of adjacent trees.

3. Damage to residual trees and vegetation shall be avoided. Damaged trees shall be repaired in accordance with Item #2 under the Penalties section of this Ordinance.

4. No tree shall be intentionally felled into a perennial or seasonal stream.

5. Any stump left in the ground shall be treated with approved chemicals or methods to prevent the spread of forest tree diseases. In addition, all stumps left in the ground shall be left at a height not more than 12 inches on the high side (uphill) of the stump.

6. Slash, debris and non-merchantable timber generated by the removal shall be disposed of in a manner approved by the approving body. Where material will be transported off site for disposal, documentation of disposal may be required.

7. All tree removal sites shall be winterized before the end of the construction season to prevent erosion and loss of soil from the site.

8. Activities permitted under this ordinance shall comply with all other applicable ordinances and regulations with particular attention to grading, soil erosion and sediment control requirements.

D. DAMAGED OR HAZARDOUS TREES

1. The approving body may determine, on the advice of a competent authority, that a tree is diseased, insect infested or hazardous to the public, and may declare the tree to constitute a public nuisance. Upon making such a determination, the approving body shall, by written notice, notify the owner of the land on which the tree or trees are located of the condition and his duty to remove it within a specified period. If the owner refuses or fails to do so, the approving body shall take the necessary steps to remove the nuisance and charge the owner the cost, which shall be a lien on the property.

2. All diseased and bug-infested trees shall be treated prior to removal by approved methods to prevent the spread of such disease or infestation.

3. For each damaged or hazardous tree removed, it may be required that five seedlings of the same or similar species be planted on the property. These seedlings shall be planted in locations specified by the licensed arborist or forester who determined the trees to be damaged or hazardous. The arborist or forester shall be particularly aware of the visual impact the removed trees will have on the

property and surrounding properties, and shall locate the seedlings accordingly. A minimum of sixty percent of the required seedlings shall be successfully established and thriving following two growing seasons after planting.

E. APPEAL PROCEDURES

To appeal conditions or denial of a permit, the lot owner may appeal to the Planning Commission of the appropriate county (Alpine, Amador, or El Dorado). The county shall levy appropriate fees.

F. PENALTIES

1. Any party that is in violation of the provisions of this ordinance shall be subject to conditions of restoration of the site or monetary penalties as follows:

A) For each tree removed without authorization, the replacement of the tree shall be based on a replacement value of \$30.00/inch at DBH for each illegally removed tree. The replacement shall consist of trees of the same or similar species. The approving body will determine the actual replacement size.

B) If a project site is not capable of supporting all the replacement trees, the violator shall pay the sum equivalent to \$30.00/inch at DBH for each illegally removed tree. All funds collected for violations shall be put into a Kirkwood Reforestation Fund. The Tri-County Technical Advisory Committee shall approve distribution of the funds.

2. Any damage to surrounding trees during the removal process shall be repaired with tree sealer and any necessary tree surgery.

Note: This Ordinance does not address the requirements for Timber Harvest Plans. THP's are required to comply with the Forest Practices Act (FPA) and California Board of Forestry rules. In most instances, THP's are required to be prepared by a Registered Professional Forester.

Item 4

**2003 KIRKWOOD SPECIFIC PLAN
APPENDIX 5
EMPLOYEE HOUSING ORDINANCE**

This ordinance implements the provisions of the Kirkwood Specific Plan concerning the development of employee housing at Kirkwood.

Section 1 Purpose and Intent

This ordinance is intended to help provide for the housing needs of employees who work within Kirkwood Resort area. Thus, the ordinance seeks to achieve the following broad objectives:

- A. Provide a diversity of employee housing opportunities within the Kirkwood Resort area ranging from dormitory/hostel accommodations to more traditional residential units.
- B. Provide quality employee housing within the Kirkwood Resort area that is well planned and integrated into the community and neighborhood where it is located.
- C. Insure that employee housing provided pursuant to these regulations is occupied by persons who are employed by, or in work in direct support of, businesses or agencies whose primary purpose is to provide services within the Kirkwood Resort area
- D. Allow for the option of providing employee housing in nearby communities where transportation to and from Kirkwood is provided to the employees.

Section 2 Requirement to Provide Employee Housing

- A. Overall Resort Requirement: Employee housing for 30 percent of the average peak season full time equivalent (FTE) employees within the Kirkwood Resort shall be provided as specified in this ordinance.
- B. Project Level Requirement: The project level requirement is intended to insure that overall resort employee housing requirement is satisfied as development of the resort proceeds over time. The project level requirement may be adjusted over time through future revisions to this ordinance which are based on the annual report and audit that evaluates progress toward meeting the overall resort requirement.
 - 1. Multi family projects: Each multi family project shall be required to provide one (1) employee housing unit for every ten (10) guest bedrooms within

the multi family project. For the purposes of this section only, guest bedroom shall include loft areas intended for use as sleeping quarters.

2. Single family and duplex projects: Each single family and/or duplex project shall be required to provide one (1) employee unit for every three potential residential units contained within the project.
3. Commercial projects: Each commercial project shall be required to provide one (1) employee housing unit for every 3000 square feet of gross leasable commercial floor area contained within the project.
4. Mixed use projects: Each mixed use project shall be required to provide employee housing units based on the sum of the requirements for the residential and commercial components of the project.

Section 3 Employee Housing Unit Credits

Credit for providing the required employee housing shall be granted for on site and off site housing as stated below.

A. On Site Employee Housing: Credit for providing on site employee housing shall be granted as follows:

1. Existing employee housing: Employee housing units in existence as of the date of adoption of this ordinance and listed in Exhibit E-1.
2. New employee housing (use restricted): Employee housing unit credit for employee housing units restricted pursuant to Section 4A and located within the Kirkwood Resort shall be granted as follows:
 - a. One (1) credit per bedroom in single family, duplex and multi family dwelling units containing two or more bedrooms with a minimum of 300 square feet of living space per bedroom, including each bedroom's proportional share of common living areas within the dwelling unit.
 - b. One (1) credit per studio or one-bedroom units containing a minimum of 375 square feet.
 - c. One (1) credit per bedroom in dormitory accommodations with a minimum size of 150 square feet per bedroom.
 - d. One (1) credit per bedroom in hostel or shared suite style accommodations with minimum size of 200 square feet of living space per bedroom, including each bedroom's proportional share of the common living areas associated with the bedroom.
3. Ownership Units (not use restricted): A maximum of twenty employee housing unit credits shall be granted for non deed restricted units located

within the Kirkwood resort area that are owned and occupied by qualified employees. Credit shall be granted according to the same provisions as allowed for new employee housing in subsection 2 above. Proof of employment shall be required to verify that occupancy complies with this section.

- B. Off site employee housing: Up to twenty-five percent (25%) of the overall employee housing requirement may be met by housing provided outside of the Kirkwood Resort area as follows:
1. Off site units must be master-leased or otherwise reserved for the exclusive use of peak season employees.
 2. Kirkwood Mountain Resort must provide or arrange for regular daily shuttle service to and from the Kirkwood Resort area for all employees for which it will receive credit for providing housing.
 3. Credit shall be granted on the same basis as new employee housing units specified in Section 3A2 above except that off site units do not have to be deed restricted.
 4. Off site employee housing within the Tahoe Basin must be new construction of which Kirkwood Mountain Resort is either the primary developer or a substantial development partner that results in additional housing stock within the Tahoe Basin. Within the Tahoe Basin, leasing, remodeling, retrofitting or otherwise using existing housing stock will not result in credit toward employee housing pursuant to this ordinance.

Section 4 Requirement to Restrict Employee Housing Units

- A. On site employee units: All use restricted on site employee units shall be restricted for use as employee housing through a Declaration of Employee Housing Covenants and Restrictions ("Declaration") in the form as set forth in Exhibit E-2. The Declaration shall be signed by the owner of the unit and shall be recorded in the Official Records of the Recorder for the county in which the unit is located. Each deed, deed of trust or other conveyance of interest in the restricted unit shall contain a reference to the recorded Declaration. Such reference shall clearly state that the unit is restricted for use as an employee housing unit during the peak season. Occupancy of on-site restricted units is limited to employees and permitted family members.
- B. Off site employee units: All off site employee units shall be restricted for use as employee housing during the peak season through a lease provision or other equivalent restriction acceptable to the Tri County Technical Advisory Committee. The lease or restriction shall clearly state that the unit is reserved

and restricted for use by employees within the Kirkwood Resort area during the peak season and their permitted family members.

Section 5 Periodic Reporting and Audits

On or before September 30 of each year, Kirkwood Mountain Resort shall provide a report to the Tri County Technical Advisory Committee containing the following information:

- A. The average peak season employment for the preceding peak season, including a break down of full time and part time positions as defined in this ordinance.
- B. The projected average peak season employment for the upcoming peak season.
- C. The number of employees housed in employee housing units during the preceding peak season.
- D. An inventory of all on site employee units and off site employee units utilized as employee housing units during the preceding peak season, including number of bedrooms and square feet of living space per unit.
- E. An inventory of all on site and off site employee units expected to be utilized as employee housing units during the upcoming peak season, including number of bedrooms and square feet of living space per unit [information on off site units to be provided to the extent it is available at the time the report is required].
- F. Vacancy rates of on site employee units during the three preceding peak seasons.
- G. An inventory of current development status within the Specific Plan area to include the total number of guest rooms and commercial space by project, and the total number of single family/duplex units.

The purpose of periodic reporting and auditing is to insure that the required employee housing is being provided in compliance with the specific requirements of this ordinance, and to review longer term trends and market conditions with respect to housing for the Kirkwood Resort area employees. Based on review of the periodic reports and audits, the Tri County Technical Advisory Committee may make recommendations for modification of the requirements of this ordinance. However, the requirements in this ordinance can only be changed by amendment of this ordinance.

Section 6 Enforcement

If, based on the annual report or other credible evidence provided to the Tri County Technical Advisory Committee, it is determined that the provisions of this ordinance have not been satisfied, or that use of employee housing does not comply with the restrictions of this ordinance, one or more of the following actions may be taken:

- A. Failure to provide the minimum number of employee units: If the annual report shows that less than 90 percent of the required number of employee housing units was provided during the preceding ski season, the counties with jurisdiction may withhold building permits for new construction within the Kirkwood Specific Plan area. The withholding of building permits pursuant to this section shall be temporary and shall only be in place until Kirkwood Mountain Resort provides measures acceptable to the counties with jurisdiction that will result in 100 percent of the required employee housing being provided during the upcoming ski season.

- B. Non compliance with occupancy restrictions: If credible evidence is provided indicating that the provisions of an occupancy restriction for an employee housing unit have been violated, the agency with jurisdiction shall follow the enforcement provisions of the specific restriction. Continuing failure to comply with occupancy restrictions may result in suspension of employee housing credits for the unit in question.

- C. Other violations shall be processed in accordance with the applicable laws and regulations of the county with jurisdiction.

Section 7 Definitions

- A. Average peak season employment shall mean the average number of full time equivalent employees per payroll period who are employed during the peak season within the Kirkwood Resort area.

- B. Employee shall be a person who is employed by a business or agency whose primary purpose is to provide services within the Kirkwood Resort area and may include any of the following:
 - 1. An employee or agent of Kirkwood Mountain Resort LLC, or its successors.
 - 2. An employee or agent of any other person or entity when such employee's or agent's principal place of work is within the Kirkwood Resort area, and a direct connection can be made between the services provided by said employee and the operation of commercial activities located within the Kirkwood Resort area.

3. An employee or agent of any state, local or federal governmental agency, when such employee's principal place of work is within the Kirkwood Resort area.
- C. Employee Housing Unit shall mean any type of dwelling unit that is encumbered by a lease provision, recorded covenant, deed restriction, or other restriction, or otherwise recognized as provided in this ordinance.
- D. Full time employee shall mean an employee or agent within the definition of employee as stated above, when he or she is to perform services for his or her employer or principal on an average of thirty-two (32) or more hours per week.
- E. Full time equivalent (FTE) employee shall mean the following:
- | | |
|----------------------|---------|
| Full time employees: | 1.0 FTE |
| Part time employees: | 0.5 FTE |
- F. Kirkwood Resort shall mean the area contained within the boundaries of the Kirkwood Specific Plan area and the permit boundaries of the Kirkwood Ski Area as defined by the U.S. Forest Service.
- G. Kirkwood Resort Area shall mean the area located within a five (5) mile radius of the intersection of Kirkwood Meadows Drive and State Route 88.
- H. Multifamily Residential Project shall mean any project involving the concurrent or phased development of three (3) or more residential or transient dwelling units, including, without limitation, residential condominiums, apartments, multiple family dwellings, hotels, motels or Bed & Breakfast facilities but excluding single family dwellings and duplexes. Any phased development shall be aggregated and treated as one single project.
- I. Part time employee shall mean an employee or agent within the definition of employee as stated above, when he or she is to perform services for his or her employer or principal an average of more than sixteen (16) but less than thirty-two (32) hours per week.
- J. Peak season shall mean the four-month period commencing December 1 and ending March 31 of the next calendar year.
- K. Permitted Family Members shall mean the spouse and children, whether natural or by adoption, of the relevant employee.

Item 5



Chuck Beatty <cbeatty@amadorgov.org>

FW: Change in July Tri-TAC meeting date

1 message

Erik Christeson <EChristeson@kmpud.com>
To: Chuck Beatty <CBeatty@amadorgov.org>

Fri, Jul 5, 2019 at 11:45 AM

Chuck,

Could you add an agenda item for KMPUD Service Area?

Regards,

Erik M. Christeson, P.E.

General Manager

Kirkwood Meadows Public Utility District

(209) 258-4444

www.kmpud.com

From: CBeatty@amadorgov.org <CBeatty@amadorgov.org> **On Behalf Of** Amador County Planning Department
Sent: Friday, July 05, 2019 11:44 AM
Subject: Change in July Tri-TAC meeting date

The July meeting of the Tri-County Technical Advisory Committee meeting will be moved to **Friday, July 19 at 10am**.

An agenda packet will be forthcoming.

Thank you,

Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380
planning@amadorgov.org

Kirkwood Meadows PUD is an equal opportunity provider and employer.

Kirkwood Meadows PUD Electric Service Area

Background:

Since the installation of the “Out-Valley” electrical transmission line, which connected Kirkwood Meadows Public Utility District (“District”) to the Cal-ISO electric grid, the District has received numerous inquiries about adding new electric customer connections along the 34.5kV line, located outside the District’s service area.

The inquiring parties include existing facilities for Bear River Lake Resort, Caltrans (Peddler Hill Maintenance Station), Plasses Resort, El Dorado Irrigation District (Silver Lake West Campground), and individual Homeowners Associations along the alignment of the Out Valley line. All of these facilities currently rely on generators for power which has a significantly larger environmental carbon footprint and some air districts have voiced concern over continued use of generators in these locations.

Since approximately 2014, Caltrans and Bear River Lake Resort have attempted to work through PG&E to obtain retail service from them via the District’s Out Valley line. Until recently, PG&E insisted that any retail customers in this area, which is their service area, must be PG&E customers. This is contrary to the Out Valley EIS/EIR which states, “...as the line is owned by KMPUD, PG&E would not have the right to use power from the line to serve customers within its service area” Kirkwood Meadows Power Line Reliability Project, Final EIS/EIR, p. 3-505. However, per the attached email, Caltrans indicates that PG&E is willing to allow the District to serve Caltrans.

Per the District’s CEQA/NEPA documents for the Out Valley project, “Providing electrical service to properties outside of the KMPUD service area is not within the purpose and need of the project”, *id.* However, based on public Mitigation Measure 1 states, “KMPUD’s use of the new power line approved by the Project shall be limited to the following: (1) existing development in the counties of Amador, Alpine and El Dorado as of July 1, 2011; and (2) new development within the KMPUD boundaries as they exist on July 1, 2011 up to the level allowed by the 2003 Kirkwood Specific Plan approved by Alpine, Amador, and El Dorado Counties and the 2008 Mountain Master Development Plan approved by the United States Forest Service. The power line shall not be used to serve new development outside the KMPUD boundaries as they exist on July 1, 2011”, *id.*, p. 3-506.

Finally, the EIS/EIR states, “A city or district that supplies power cannot serve electricity outside its boundaries without first receiving the approval of the Local Agency Formation Commission,

Tri-Tac Meeting: July 19, 2019

or LAFCo, in the affected county (California Government Code 56133(a)). The requirements for LAFCo approval for out of area service are restrictive and require a demonstrated need. The LAFCo can authorize out of boundary service in anticipation of the district expanding its boundaries to annex, or include a new area... KMPUD has no plans or interest in annexing lands along Highway 88. along the Highway 88 Corridor” *id*, p. 3-505.

Therefore, in response to these inquiries, the District proposes to expand its electric service area to incorporate “existing development” along the alignment of the Out Valley line as shown below and in the attached maps through the associated LAFCo and other approval processes.

County	APN	Description
Amador	028-050-001	Bear River Lake Resort
El Dorado	039-290-002	Caltrans Peddler Hill Maintenance Station
El Dorado	039-270-035 & 039-300-002 thru 039-300-011	Corral Flat Tract
El Dorado	039-160-002, 039- 160-003	Tragedy Springs Subdivision
Amador	026-030-035, 026-030-038, 026-030-030 thru 026-030-033 & 026-030-036	Tragedy Springs Subdivision
Amador	026-040-031, 032, 034, 035, 037, 039, 043 thru 048, 050 thru 054, 056 thru 058, 060, 063, 064, 066 thru 068	Plasses Subdivision & Plasses Resort
Amador	026-020-049	El Dorado Irrigation District – Kays Resort
Amador	026-210-002	Kit Carson Lodge
El Dorado	039-080-007	El Dorado Irrigation District – Silver Lake West Campground

Tri-Tac Meeting: July 19, 2019

Amador	026-260-001 thru 006, 011 thru 018	Devil's Gate Tract
Amador	026-280-030	Two Sentinels Girl Scout Camp

Requested Action:

Before beginning the LAFCo process with Amador and El Dorado Counties, the District requests approval from the Tri-Tac Committee regarding expansion of the District Electric Service area before proceeding further.

Provisions for Additional Electric Power

Indirect effects to growth inducement would not occur as a result of the removal of existing constraints to development and growth by providing easier and/or cheaper access to power. While a cost estimate of electrical rates concludes that over the long-term, construction of the power line would provide less expensive access to power for users within the KMPUD service area (reference Social and Economic Section), the project would not increase the residential or commercial development within Kirkwood because the number of residential units and square footage of commercial development has been established by the approved Kirkwood Specific Plan (2003).

Additionally, the 34.5 kV KMPUD power line is designed and sized to provide a maximum 10-megawatt load, which meets the KMPUD estimated power needs of the community and resort at the approved Specific Plan build-out (Kirkwood, 2003). Based on the proposed power line design, there is not sufficient excess power to support additional growth and development beyond what is currently approved by the Kirkwood Specific Plan and the 2003 Kirkwood Mountain Resort Mountain Master Development Plan. Therefore, the project would not result in a permanent increase in housing or need for community facilities beyond what is planned and approved within Kirkwood. The project would only facilitate growth within Kirkwood consistent with the approved Specific Plan. As described in the Purpose and Need section in Chapter 1, the purpose of the proposed project is to provide the KMPUD service area with a cost-stable and reliable source of energy. Providing electrical service to properties outside of the KMPUD service area is not within the purpose and need of the project.

Because the power line would be owned by KMPUD and dedicated to provide power to the KMPUD service area, the power from the KMPUD-owned power line would not be made available to adjacent properties along the Highway 88 corridor area where it was previously unavailable. Therefore it would not alleviate a constraint where limitations on power availability are curtailing development outside of the KMPUD service boundary.

Land outside of Kirkwood Valley is located within the PG&E service area, and it would be unlawful for KMPUD to serve lands outside its service area boundaries. Similarly, as the line is owned by KMPUD, PG&E would not have the right to use power from the line to serve customers within its service area. A city or district that supplies power cannot serve electricity outside its boundaries without first receiving the approval of the Local Agency Formation Commission, or LAFCo, in the affected county (California Government Code 56133(a)). The requirements for LAFCo approval for out of area service are restrictive and require a demonstrated need. The LAFCo can authorize out of boundary service in anticipation of the district expanding its boundaries to annex, or include a new area. Such an annexation would require, among other things, a public vote in order to permit electric service (Government Code sections 56129, 56130). KMPUD has no plans or interest in annexing lands along Highway 88. As the private lands at Kirkwood are completely surrounded by ENF, it is

not likely that KMPUD could expand its service area through acquisition of additional lands or annexation.

Based on the service area regulations and the design limitations of the line, the potential for KMPUD to provide power to properties along the power line corridor or for uses other than the approved Kirkwood Specific Plan and Mountain Master Development Plan is not a reasonably foreseeable future project and would be speculative. Therefore, the Forest Service and KMPUD do not consider the project to be growth inducing.

However, in consideration of public comments and concerns regarding growth inducement, KMPUD would agree to add the following CEQA mitigation measure to the decision, should an action alternative be selected for implementation:

KMPUD's use of the new power line approved by the Project shall be limited to the following: (1) existing development in the counties of Amador, Alpine and El Dorado as of July 1, 2011; and (2) new development within the KMPUD boundaries as they exist on July 1, 2011 up to the level allowed by the 2003 Kirkwood Specific Plan approved by Alpine, Amador, and El Dorado Counties and the 2008 Mountain Master Development Plan approved by the United States Forest Service. The power line shall not be used to serve new development outside the KMPUD boundaries as they exist on July 1, 2011. (Mitigation Measure 1)

Energy Conservation Measures

The California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient wasteful and unnecessary consumption of energy (Public Resources Code Section 21100(b)(3)).

The Kirkwood Community has expressed a desire and commitment to be a "greener" community through incorporation of renewable resources and energy conservation. Individually, homeowners at Kirkwood have installed solar and geothermal systems to reduce their reliance on fossil fuels. Collectively, community members have developed a Renewable Energy Advisory Committee to advise KMPUD on methods to promote energy conservation and alternative energy use by homeowners and Kirkwood Mountain Resort. KMPUD supports the efforts of this group and currently has an agreement to purchase 100 percent of the solar energy generated by homeowners in excess of the homeowner's use.

Diesel fired internal combustion engines have generated power in the Kirkwood Valley since 1972. Implementation of the proposed project would substantially reduce reliance on fossil fuels by limiting

Erik Christeson

From: Alicea, Jose A@DOT <jose.alicea@dot.ca.gov>
Sent: Wednesday, June 26, 2019 3:11 PM
To: Steve Hooper
Cc: Cheap, Mark T@DOT; Projects; Wong, Gordon; Zhen, Jin@DOT; Brandi Benson; Erik Christeson; Rick Ansel
Subject: RE: CalTrans Peddler Hill Maintenance Facility - Alternate Service Provider Request -
Importance: High

Hello Team,

I had a meeting with our Caltrans District Deputy Director Maintenance, Samuel Jordan, and our Caltrans Chief of Right of Way, James Gonzalez to discuss the status of our Peddler Hill Electrical project and how James can help us keep the process rolling with PG&E.

At this point, James is going to reach out to Dan Pantoa with PG&E this week, to see what agreements we need on this project and so that PG&E will allow KMPUD to be our service provider.

It is in the best interest that we once again get all the players, CT, PG&E, and KMPUD together so we can hear the requirements from each utility company and what needs to take place in order to finish this project.

So... with that being said, please stay tuned because I will be setting up a meeting soon, to discuss.

Thank you.

José A. Alicea II, P.E.
Chief, Maintenance Design - SBI
Caltrans, D10 - Stockton
(209) 948-7939



"District 10 - One Vision, One Team, One Voice"

Caltrans Mission: Provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability.

Caltrans Vision: A performance-driven, transparent, and accountable organization that values its people, resources and partners, and meets new challenges through leadership, innovation, and teamwork.

From: Steve Hooper <shooper@owengroup.com>
Sent: Tuesday, June 18, 2019 12:54 PM
To: Johnson, Ontario <OxJ1@pge.com>
Cc: Joaquin, Brad <BRJ6@pge.com>; Alicea, Jose A@DOT <jose.alicea@dot.ca.gov>; Cheap, Mark T@DOT <mark.cheap@dot.ca.gov>; Projects <Projects@owengroup.com>; Betancourt, Jennifer <JNLj@pge.com>; Wong, Gordon <GHW3@pge.com>
Subject: RE: CalTrans Peddler Hill Maintenance Facility - Alternate Service Provider Request -

Thank you Ontario

Best Regards,

Steve

OWEN

Steven Hooper PE
Project Director

shooper@owengroup.com
www.owengroup.com

From: Johnson, Ontario <OxJ1@pge.com>
Sent: Tuesday, June 18, 2019 12:34 PM
To: Steve Hooper <shooper@owengroup.com>
Cc: Joaquin, Brad <BRJ6@pge.com>; Alicea, Jose A@DOT <jose.alicea@dot.ca.gov>; Cheap, Mark T@DOT <mark.cheap@dot.ca.gov>; Projects <Projects@owengroup.com>; Betancourt, Jennifer <JNLj@pge.com>; Wong, Gordon <GHW3@pge.com>
Subject: [EXTERNAL] RE: CalTrans Peddler Hill Maintenance Facility - Alternate Service Provider Request -

Steve,

Gordon Wong will be your point of contact within our Tariff Department. I'm including him on my reply.

Thanks,

Ontario

From: Steve Hooper <shooper@owengroup.com>
Sent: Thursday, June 13, 2019 7:00 PM
To: Johnson, Ontario <OxJ1@pge.com>
Cc: Joaquin, Brad <BRJ6@pge.com>; Alicea, Jose A@DOT <jose.alicea@dot.ca.gov>; Cheap, Mark T@DOT <mark.cheap@dot.ca.gov>; Projects <Projects@owengroup.com>
Subject: RE: CalTrans Peddler Hill Maintenance Facility - Alternate Service Provider Request -

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

Good Afternoon Ontario... Thank you for call this afternoon. Sorry I wasn't available to pick up and talk directly. From your voice mail, it is my understanding that you moved the Caltrans service provider request letter forward to the Tariff Department since this is their prevue, and with that you are out of the process.

I / we have not had any contact or information from them.

Please advise who our contact person is in the Tariff Department.

We would appreciate confirmation and an understanding of the process and if any additional information is needed from us.

Thank you for your interest and help in this.

Steve

OWEN

Steven Hooper PE
Project Director

shooper@owengroup.com
www.owengroup.com

From: Steve Hooper
Sent: Monday, May 6, 2019 12:03 PM
To: Johnson, Ontario <OxJ1@pge.com>
Cc: Joaquin, Brad <BRJ6@pge.com>; Alicea, Jose A@DOT <jose.alicea@dot.ca.gov>; Cheap, Mark T@DOT <mark.cheap@dot.ca.gov>; Projects <Projects@owengroup.com>
Subject: CalTrans Peddler Hill Maintenance Facility - Alternate Service Provider Request

Good Morning Ontario... thank you again for facilitating our conference call to review the long history of this project. I'd appreciate a reply acknowledging your receipt of this email and the two attachments.

I have reviewed all available options with Caltrans, and re-affirmed with them that the best path for them and the public of their service area is to have utility provided electrical service consistent with that afforded similar PG&E and KMPUD customers. This is consistent with our discussions of the conference call.

As we discussed, Caltrans wishes to pursue this through all needed channels. To this end, a formal request letter is attached. Since this is under Owen Groups name, I have attached the completed agency form for your records.

We understand utility companies reluctance to have overlapping service boundaries as you provided in our conference call. This is a very unique and special case though, so we look forward to review and action on this request in that light.

We appreciate any help you can give to move this forward for best solution for Caltrans and the residents and users of this unique area of PG&Es base service area.

Please do not hesitate to contact me with any questions, or if any additional information is needed.

Thank you,

Steve

OWEN

Steven Hooper PE
Project Director

shooper@owengroup.com
www.owengroup.com

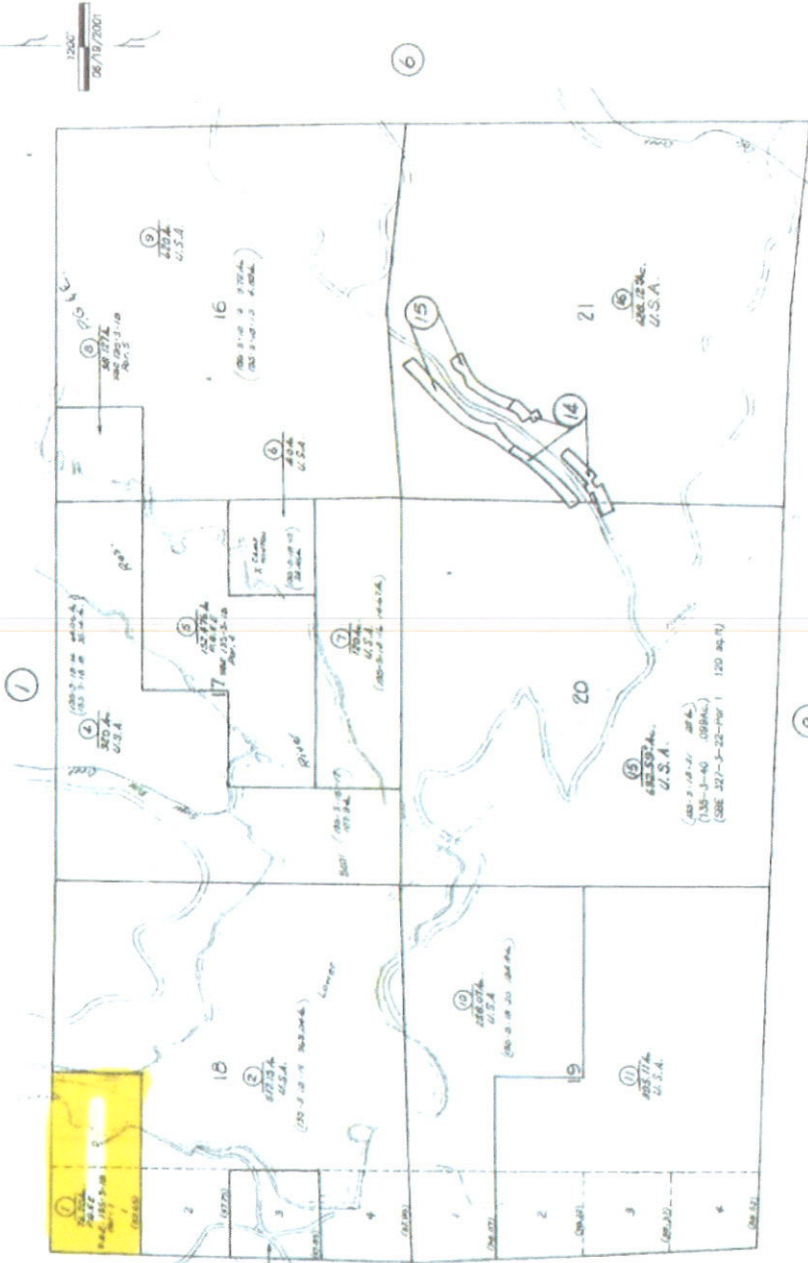
26-05

T.8N., R.16E., M.D.D. of M.



Other Map Report:
APN 26-300-001-00

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IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the user of this map will verify the accuracy of the data presented herein. No liability is assumed for the accuracy of the data abstracted herein.

Map changes become effective with the 2001-2002 roll year. Parcel numbers are subject to change and are not on each July 1.

Assessor's Map Bk. 28, Pg. 05
County of Amador, Calif.

R.M. Bk. 37, Pg. 62

9

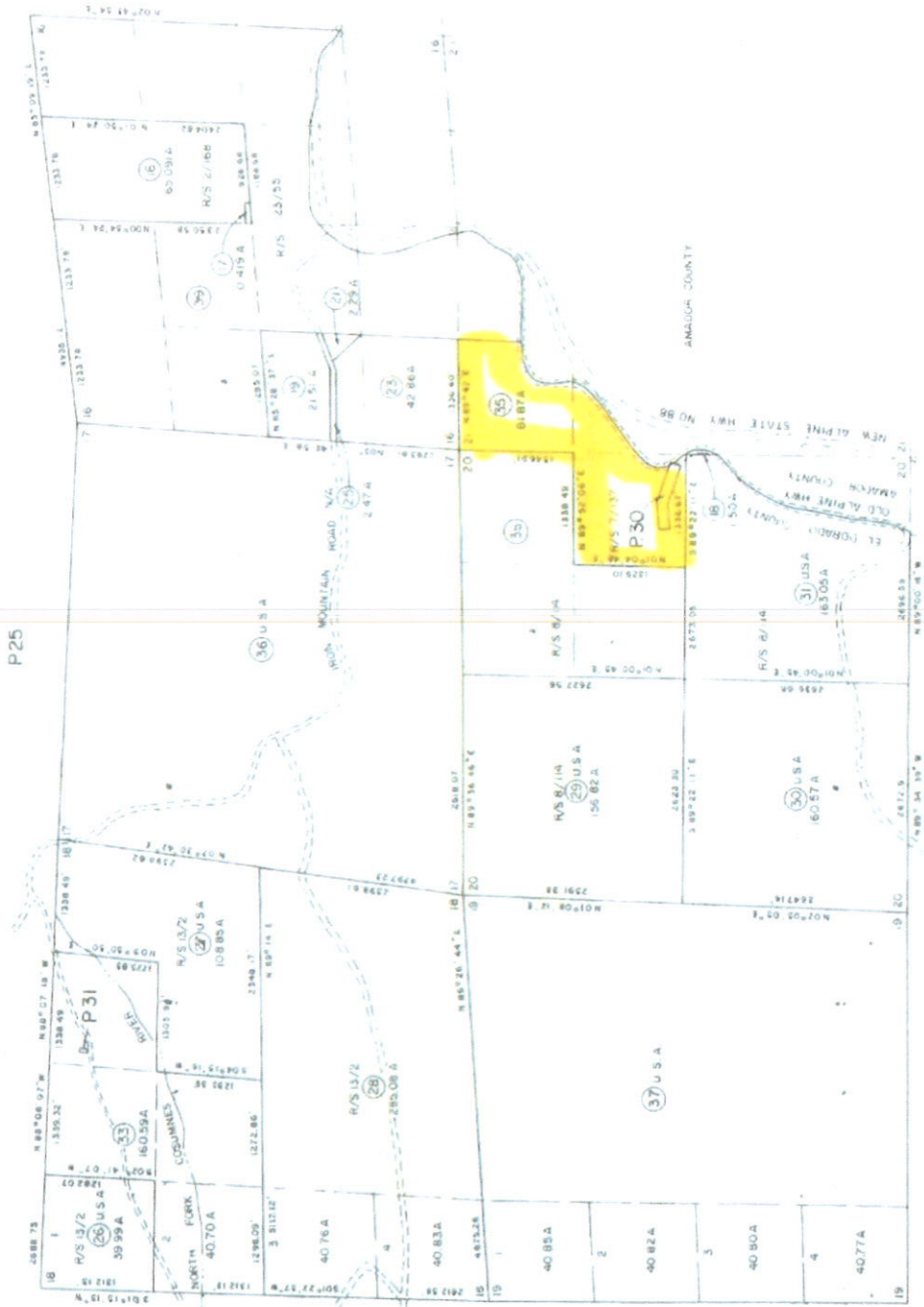
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25

SECS 16 THRU 21, T9N, R16E, MDM.

Tax Area Code

39:27



BK 41

NOTE: Assessor's Block Number Shown in Blue
Assessor's Parcel Number Shown in Green

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co
Assessor's Office for assessment purposes only.

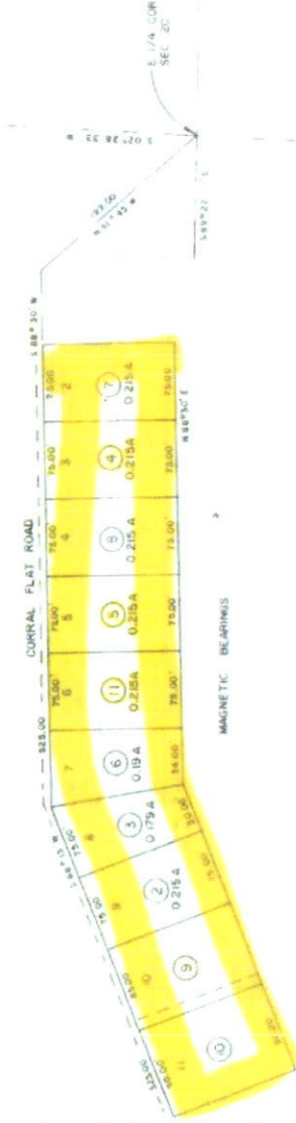
POR. SE 1/4, NE 1/4 SEC. 20., T.9N., R.16E., M.D.M.
 ALLEN ESTATE COMPANY
 CORRAL FLAT TRACT

See Area Code

39:30



P27



P27

P27

NOTE: Assessor's Book Number, Shaded in Blue
 Auditor's Parcel Number, Shaded in Green

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co
 Assessor's Office for assessment purposes only.

Assessor's Map, BK 616 Pg 30
 County of El Dorado, California

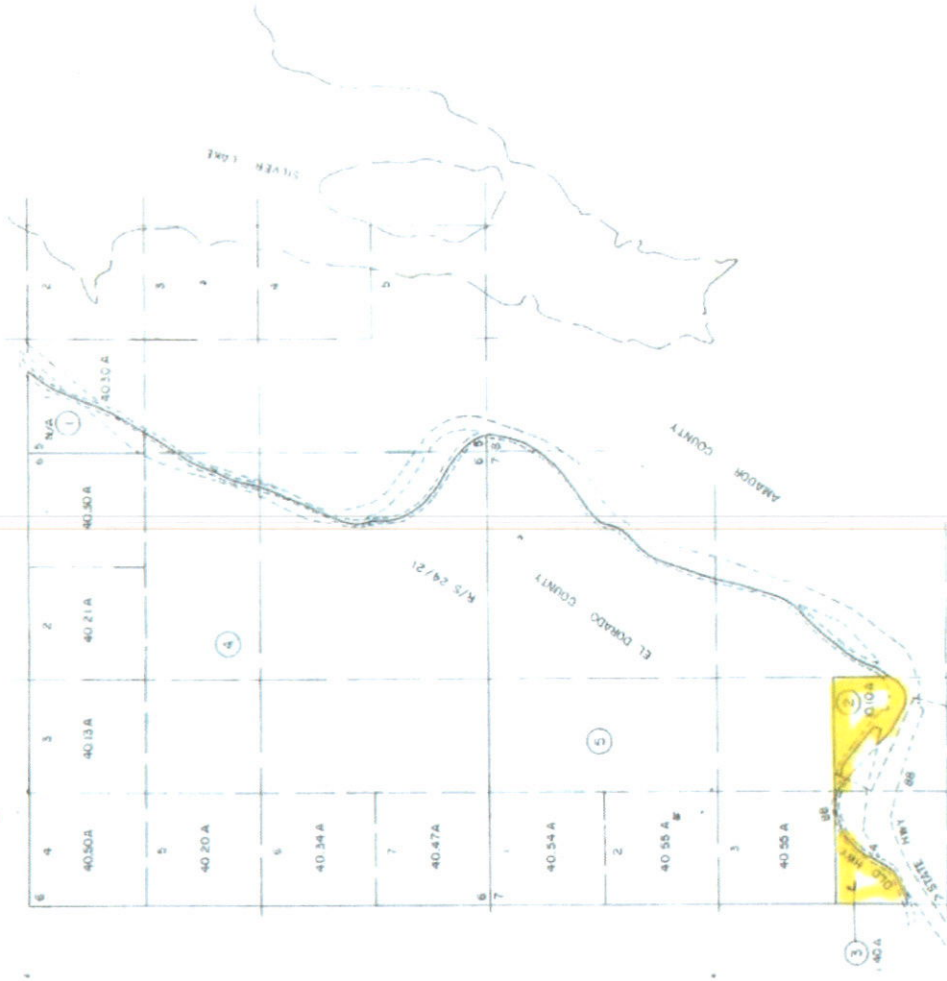
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Tax Area Code

39:16



P08

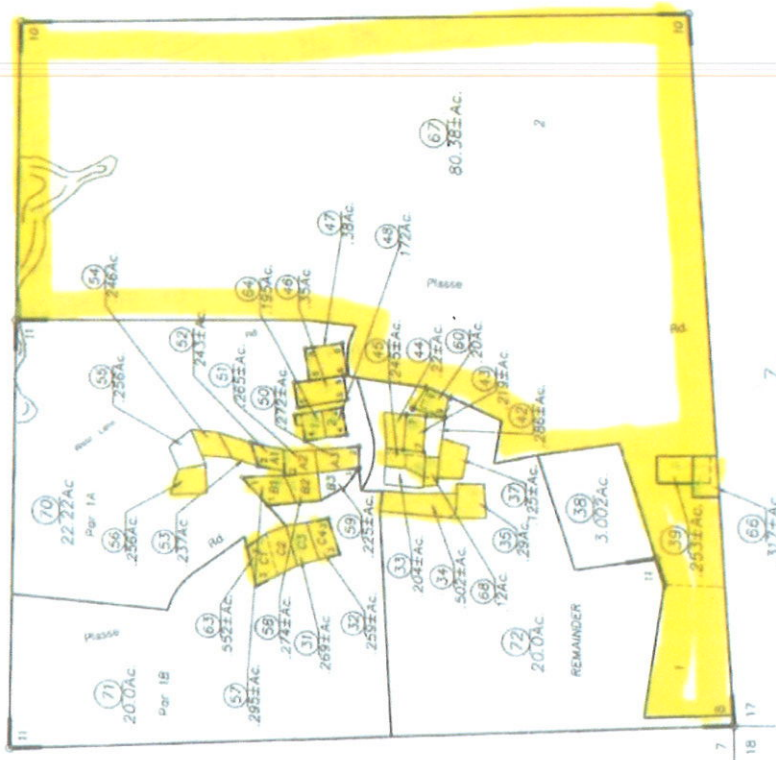


P26

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

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

Assessor's Map Bk. 39 - Pg. 6
County of El Dorado, California



- R M Bk. 15, Pg. 52
- 1- R.M. Bk. 15, Pg. 85
- 2- R.M. Bk. 15, Pg. 86
- 3- R.M. Bk. 16, Pg. 91
- 4- R.M. Bk. 19, Pg. 25
- 5- R.M. Bk. 21, Pg. 66
- 6- R.M. Bk. 30, Pg. 52
- 7- R.M. Bk. 34, Pg. 16
- 8- R.M. Bk. 36, Pg. 43
- 9- R.M. Bk. 45, Pg. 37 (08/27/91)
- 10- R.M. Bk. 45, Pg. 65 (06/28/91)
- 11- R.M. Bk. 45, Pg. 66 (06/28/91)
- 12- R.M. Bk. 47, Pg. 92 (11/16/93)
- 13- R.M. Bk. 48, Pg. 9 (01/13/94)
- 14- R.M. Bk. 48, Pg. 93 (02/21/95)
- 15- R.M. Bk. 53, Pg. 79 (02/21/95)
- 16- R.M. Bk. 65, Pg. 87 (11/21/18)

(72)

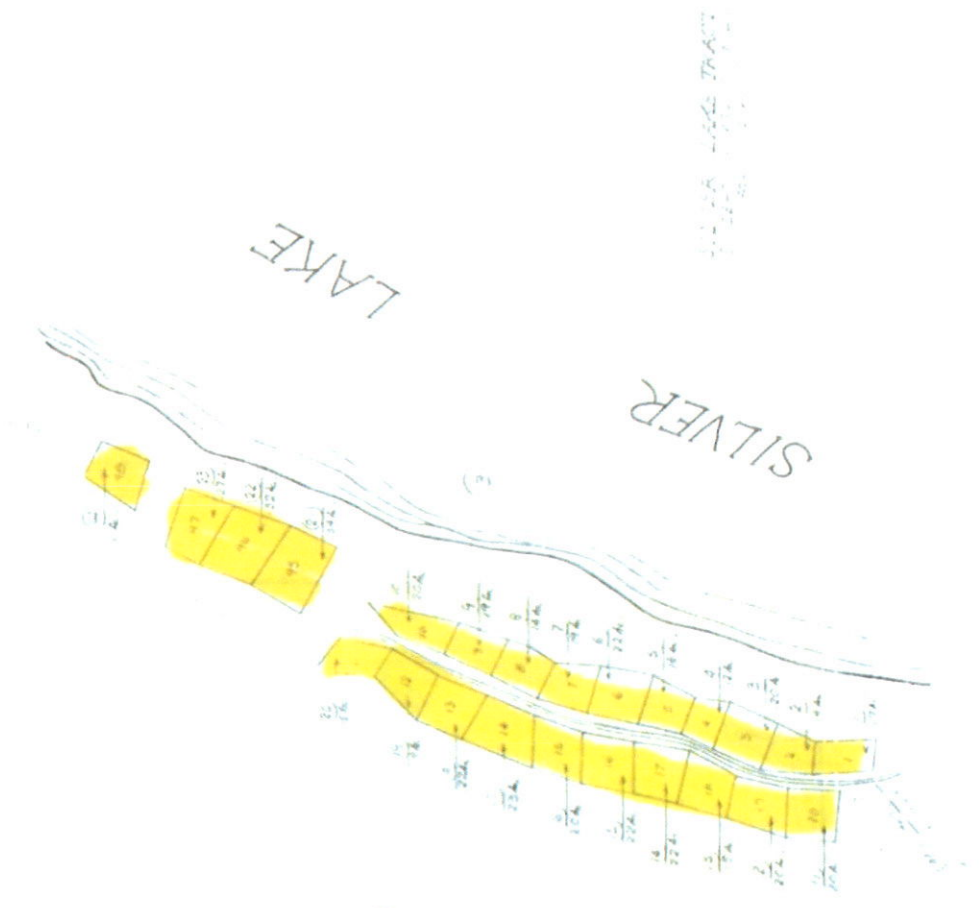
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property is described in the deed. No responsibility is assumed for the accuracy of the data delineated herein.

Map changes become effective with the 2019-2020 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

POR SEC 8, T.9N, R.17E, M.D.B. & M.

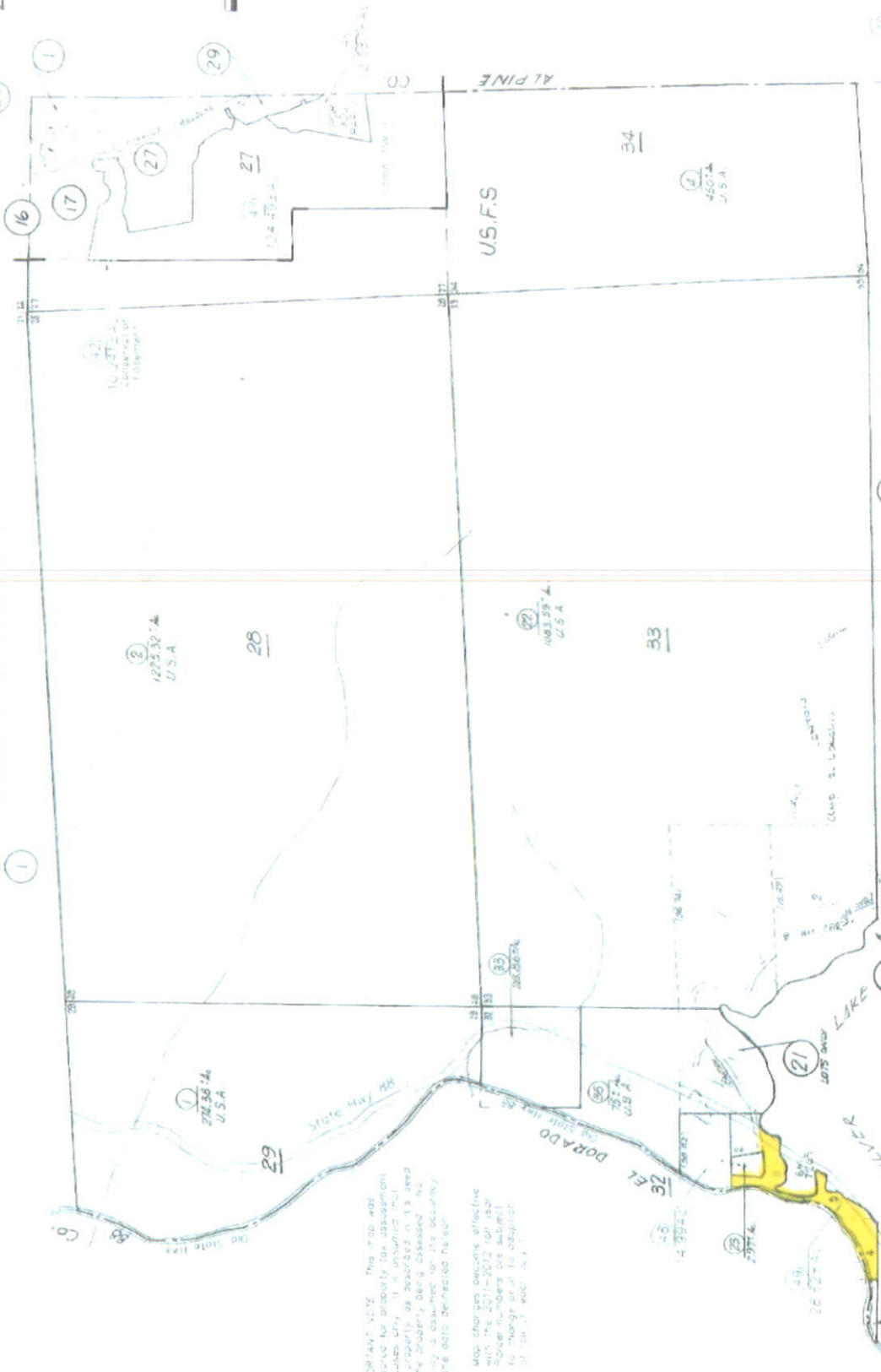
26-25



26-25

T 10N., R 17E., M.D.B.B & M.

26-02



IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the assessor's office has assessed the property as shown. The assessor's office is not responsible for the accuracy of the data depicted hereon.

Map changes become effective 1/1/2011. 2011-2012 parcel numbers are subject to change or are to be adopted by the assessor's office.

5

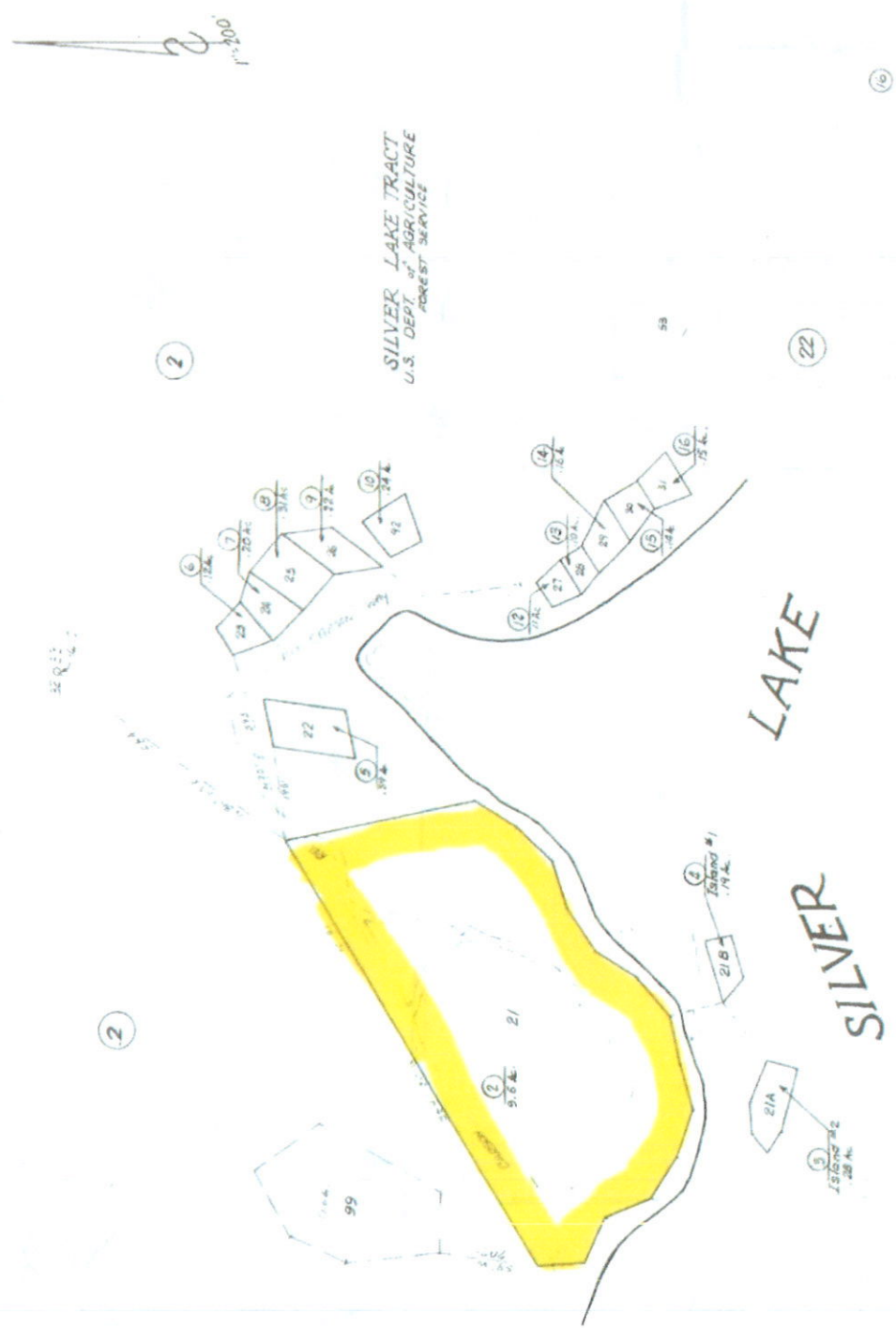
R.M. Bk. 05, Sub. Pg. 15
 R.M. Bk. 05, Sub. Pg. 24
 P.M. Bk. 05, Sub. Pg. 52

R.M. Bk. 05, Sub. Pg. 56
 R.M. Bk. 15, Pg. 80
 R.M. Bk. 27, Pg. 43
 R.M. Bk. 32, Pg. 79

Assessor's Map Bk 26, Pg. 02
 County of Amador, Calif.

POR. SEC. 32 & 33, T.10N, R.17E, M.D.B.#M.

26-21



SILVER LAKE TRACT
U.S. DEPT. OF AGRICULTURE
FOREST SERVICE

LAKE

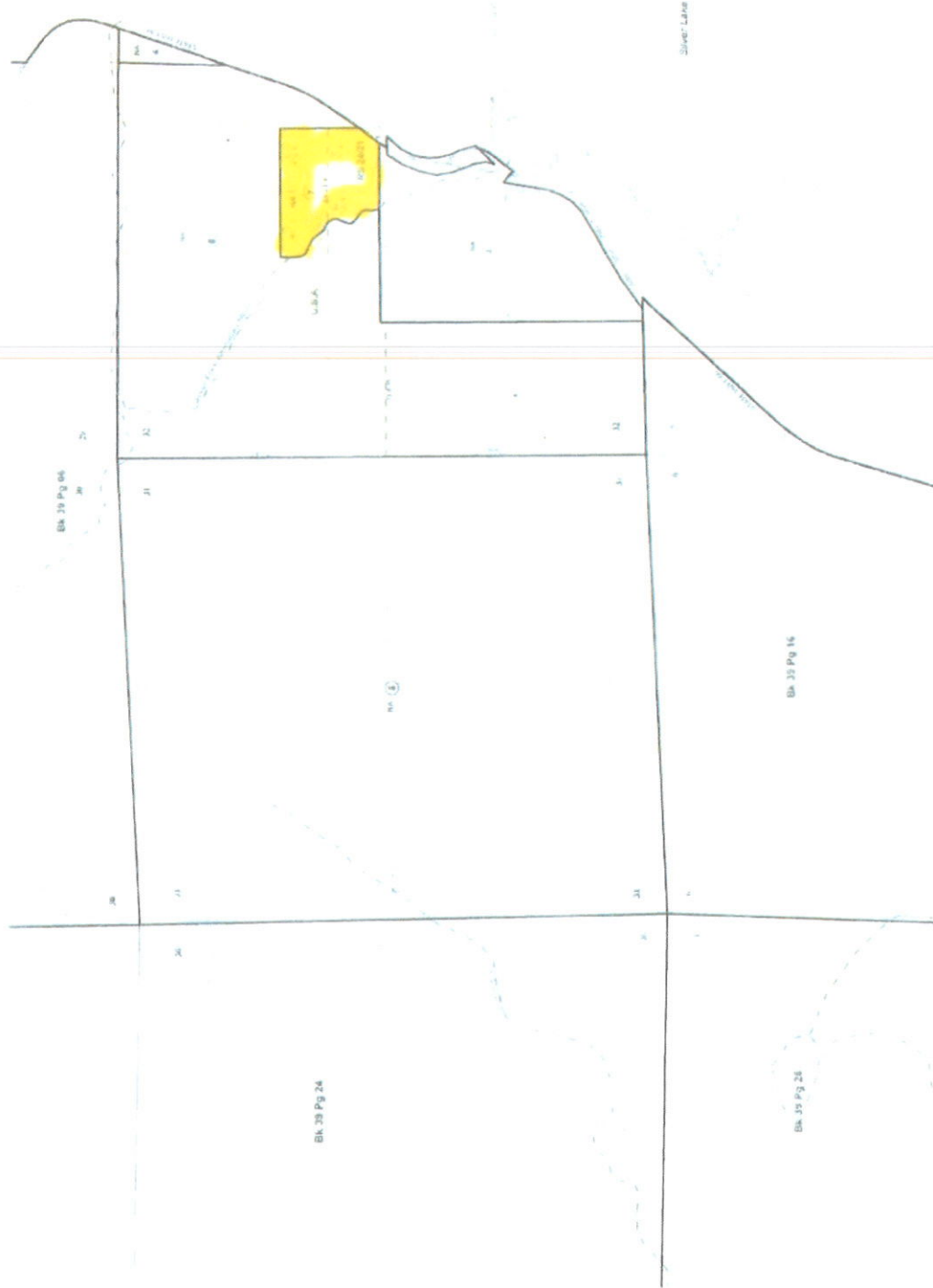
SILVER

26-21

39:08



SECS. 31 & 32, T.10N., R.17E., M.D.M.



Bk 35 Pg 04

Bk 35 Pg 24

Bk 35 Pg 14

Bk 35 Pg 24

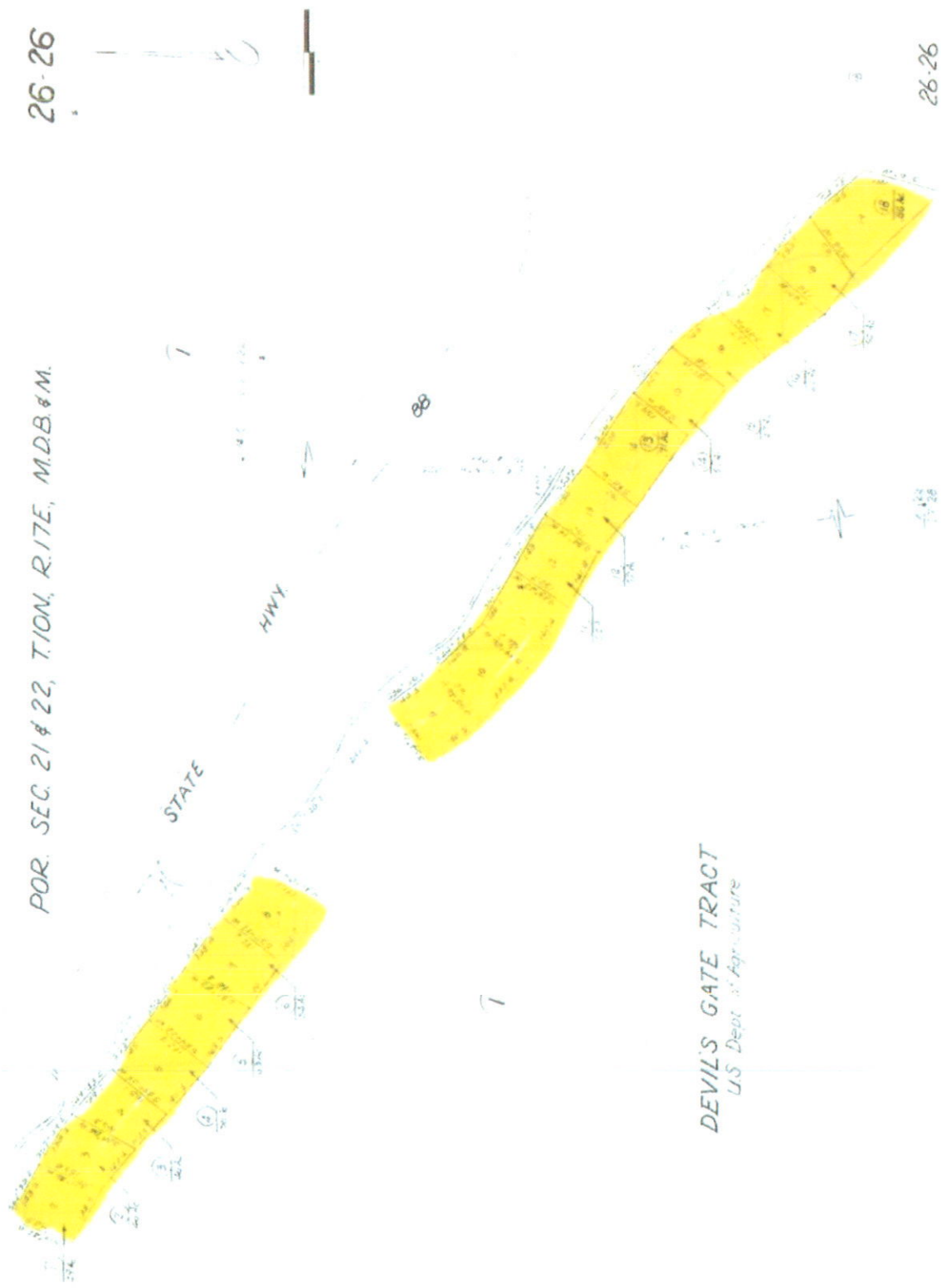
This map is NOT A SURVEY. It is prepared by one of the County's assessors and is for informational purposes only. It is not intended to be used as a legal document and should not be relied upon for legal purposes.

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Acres are Estimates

POR. SEC. 21 & 22, TION, R. 17E, M.D.B. & M.

26-26



DEVILS GATE TRACT
U.S. Dept. of Agriculture

26-26

FOR SECS 21 & 22 T10N R17E MDB & M

26 28

KIRKWOOD LAKE TRACT

U.S. FOREST





- Legend**
- Buried Power Line
 - 34.5 kV Overhead
 - 115 kV Overhead
 - Private Land
 - Buried Line in Conduit
 - Buried Line - Direct Bury
 - KM Green Substation
 - KM Blue Substation
 - Sectionalizing Cabinets
 - Buried Vaults
 - FS Roads

Summary Statistics

	Linear Feet	Miles
Total Overhead Line Length	16,750	3.2
115 kV	7,418	1.4
34.5 kV	9,332	1.8
Total Buried Line Length	1,345,525	24.48
Conduit	88,168	16.70
Direct Bury	46,164	8.74
Bore	220	<0.01
Within Caltrans ROW	41,305	7.82

Note: There will be 18 below ground vaults and 34 above ground sectionalizing cabinets along the buried line.

Counties: Alpine, Amador, El Dorado
 Date: April 10, 2013
 Source: USGS 7.5' Quads
 "Peddler Hill", "Bear River Reservoir"
 "Tragedy Spring", & "Caples Lake"

**Kirkwood Meadows PUD Out-Valley Project
 Conduit versus Direct Burial**

