

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, September 11, 2020

10:00 A.M.

VIRTUAL MEETING

Meeting link: <https://zoom.us/j/96266803890>

Meeting ID: 962 6680 3890

Call in phone number: +1 669 900 9128

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

- A. Call to Order
- B. Approve Agenda
- C. Correspondence
- D. Minutes: February 14, August 14, 2020
- E. Public Matters: Information items and persons wishing to address the Committee regarding non-agenda items.
- F. Agenda Items:

ITEM 1: Possible approval of a tree removal permit for 33888 Kirkwood Meadows Drive. Applicant: Jeff Marchini APN: 026-173-002

ITEM 2: Possible approval of a tree removal permit for Lot 35, Dangberg Rd. Applicant: Sam Larsen APN: 026-172-008

ITEM 3: Review and possible recommendation to the Amador County Planning Commission of the application for the Martin Point tentative subdivision map located west of the existing Timber Creek townhomes and Sentinels West townhomes with access by an extension of Sentinels Way . The subdivision of the existing lot of 15.89 acres would create thirty three (33) single family lots and one (1) duplex lot of between 0.3 and 0.6 acres. Applicant: Martin Point, LLC APN: 026-270-035

G. Adjourn

APPROVED MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
August 14, 2020

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

OTHERS PRESENT:

Brandi Benson Nate Whaley
 Erik Christeson

A. Call to Order:

The meeting was called to order by Zach Wood at 10:04 with a quorum.

B. Approve Agenda

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

Roll Call Vote
Chuck Beatty; AYE
Brendan Ferry; AYE
Zach Wood; AYE

C. Correspondence

None

D. Minutes:

Continued February 14, 2020 minutes to next meeting

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

None

F. Agenda Items:

ITEM 1: Discussion and possible recommendation to the Amador County Planning Commission of an application for a variance to the front yard setback requirement to

construct an entryway roof located at 33800 Dangburg Dr. The total area of new construction within the required yard setback is 88 square feet. Applicant: Brandi Benson. APN: 026-174-003-0

Public Comments;

Brandi Benson commented she is trying to extend her front deck and put a roof over the front of the house so that the snow does not fall directly by the front door.

Brendan Ferry asked if the extension would affect the driveway/parking or sight distant from roadway.

Brandi Benson responded there is a parking area in front of the house that will still be about 5 feet off that parking area.

Motion

Brendan ferry to approve the variance application

Second by Chuck Beatty

Roll Call Vote;

Chuck Beatty; AYE

Brendan Ferry; AYE

Zach Wood; AYE

Motion Approved

ITEM 2: Discussion and possible action on a request to delay the review and acceptance of Kirkwood Specific Plan Mitigation Measure 4.7(b) to conduct traffic studies every three years due to possible impacts of the COVID-19 pandemic on ski resort visitation and traffic. Applicant: Kirkwood Mountain Resort

Nate Whaley

Motion

Brendan Ferry to accept delayed submittal of the traffic study to 2021.

Second by Chuck Beatty

Roll Call Vote;

Chuck Beatty; AYE

Brendan Ferry; AYE

Zach Wood; AYE

Motion Approved

ITEM 3: Discussion and possible acceptance of annual Kirkwood Specific Plan Mitigation Measures:

- o Cultural resources**
- o Fishing posters**
- o Street sweeping**
- o Parking analysis**
- o Avalanche mitigation**
- o Employee housing**
- o Snowmaking noise**

Applicant: Kirkwood Mountain Resort

Erik Cristeson noted that vacuum sweeping occurred prior to construction and debris remains. Brendan Ferry recommendation would be to delay approving the street sweeping report until the second sweeping in October. Ferry requested that a representative from Kirkwood Mountain Resort participate in mitigation monitoring items.

Motion

Brendan Ferry to accept the mitigation reports with the exception of street sweeping which will be pending sweeping operations are completed.

Second by Chuck Beatty

Roll Call Vote;

Chuck Beatty; AYE

Brendan Ferry; AYE

Zach Wood; AYE

Motion Approved

G. Adjourn

TC-TAC Committee members agreed to schedule the next meeting for September 11. The meeting was adjourned at 10:57 a.m.

Foothill Resource Management

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

RECEIVED

AUG 12 2020

AMADOR COUNTY
PLANNING DEPARTMENT

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

3 August 2020

Dear Mr. Beatty,

On August 1 of this year, I visited the property owned by Mr. Jeff Marchini on Kirkwood Meadows Drive in Kirkwood. Mr. Marchini's son-in-law, Nick Fordice, asked me to conduct an inspection of a tree on Mr. Marchini's property. He emailed me a photo of the tree and it did look like it needed to be evaluated to verify that there was a hazardous situation.


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. Marchini's property.

Mr. Webb's property, APN 026-173-002 at 33888 Kirkwood Meadows Drive, is forested with Red fir, Lodgepole pine and Western white pine trees. The tree in question is located on the downhill side of Mr. Marchini's house, adjacent to Kirkwood Meadows Drive and close to one of the "Parking" signs on the uphill side of the road.

The tree is a Lodgepole pine that is 46 inches in diameter. The top of the tree has broken out and there is significant rot on the downhill side of the tree. The tree is not dead yet, but it is very obviously a hazard to Mr. Marchini's house and it has the potential to be a hazard to Kirkwood Meadows Drive and people using that road to access the resort.

I've attached maps and also the photo that Mr. Fordice sent to me. If you have any questions, please feel free to call me.

Sincerely,



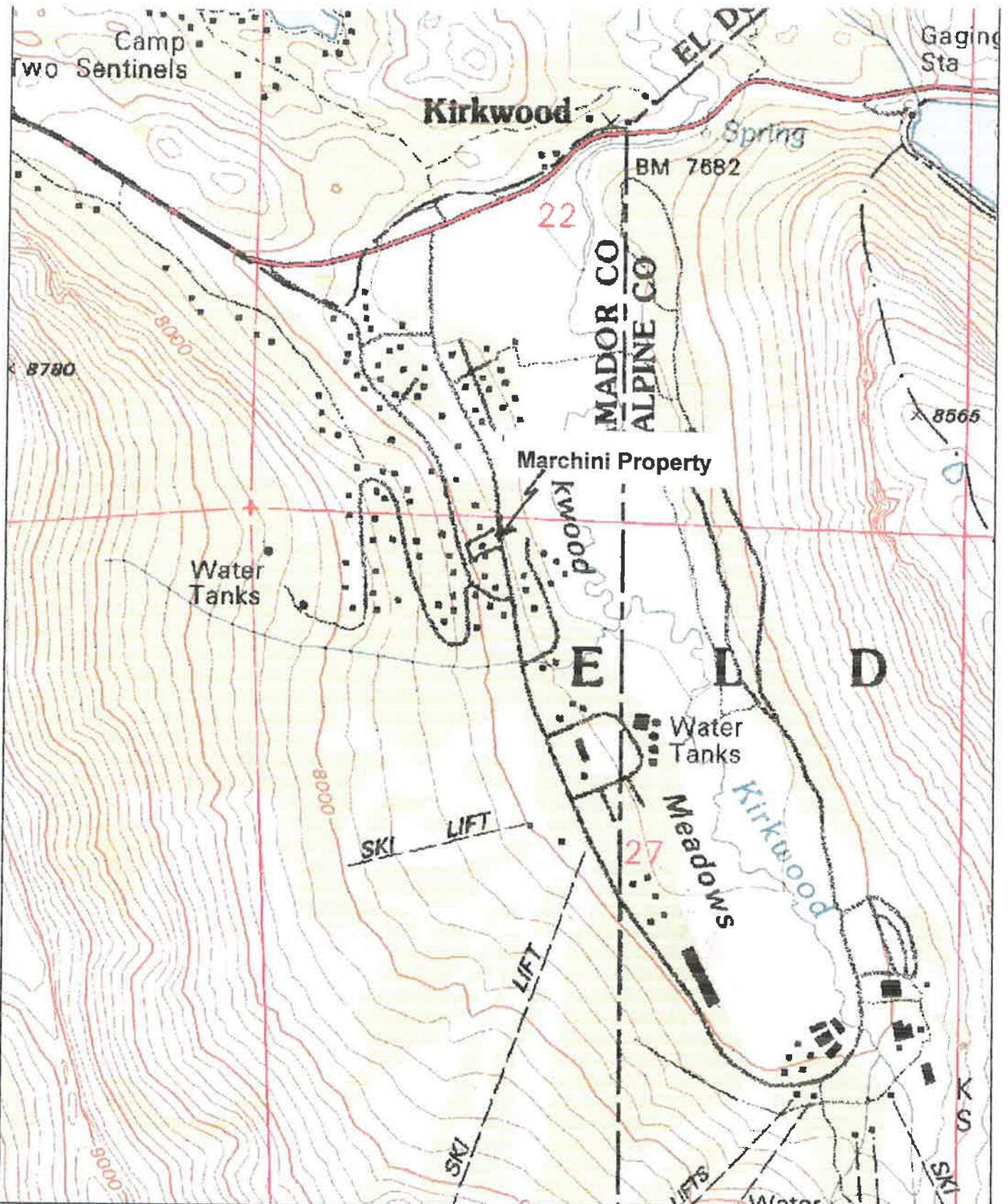
Steve Q. Cannon
Registered Professional Forester #2316

Marchini Hazard Tree Removal Project

Township 10 North, Range 12 East, Section 27, MDB&M

Caples Lake 7.5' Quadrangle

Amador County



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www.delorme.com

Scale 1 : 12,000
1" = 1000 ft



TN
x MN
A 0.0'E

Marchini Hazard Tree Removal Project

Township 10 North, Range 12 East, Section 27, MDB&M
 Caples Lake 7.5' Quadrangle
 Amador County



POR. SEC. 27, T.10N., R.17E., M.D.B. & M.

Marchini Property

26-17
 FROM: 26-02

effective
 year
 of
 the
 assessor's
 map

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

3. Sub. Pg. 30
 Revised Assessment Unit No. 1

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

Assessor's Map Bk. 26, Pg. 17
 County of Amador, Calif.

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

RECEIVED
AUG 12 2020
AMADOR COUNTY
PLANNING DEPARTMENT

3 August 2020

Dear Mr Beatty,

On August 1 of this year, I visited the property owned by Mr. Sam Larsen on Dangburg Road in Kirkwood. Mr. Frey 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. Frey's property.

The location of the property is Lot 35 of Kirkwood Meadows Unit 1 and the APN is 026-172-008. The property is not developed and is located on the inside of a hairpin curve on Dangburg Road.

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

1. Red Fir – 24" diameter – dead
2. Red Fir – 20" diameter – dead
3. Red Fir – 10" diameter – dead
4. Red fir – 14" diameter – dead

This property was inspected by me previously in 2017 for the prior owner, Rick Frey. Mr. Frey did not have the four trees I marked removed. One of them fell and now another has died. So we're back to working with a landowner that I think has more motivation to remove these trees before they fall on a neighbor's car.

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

Sincerely,



Steve Q. Cannon
Registered Professional Forester #2316

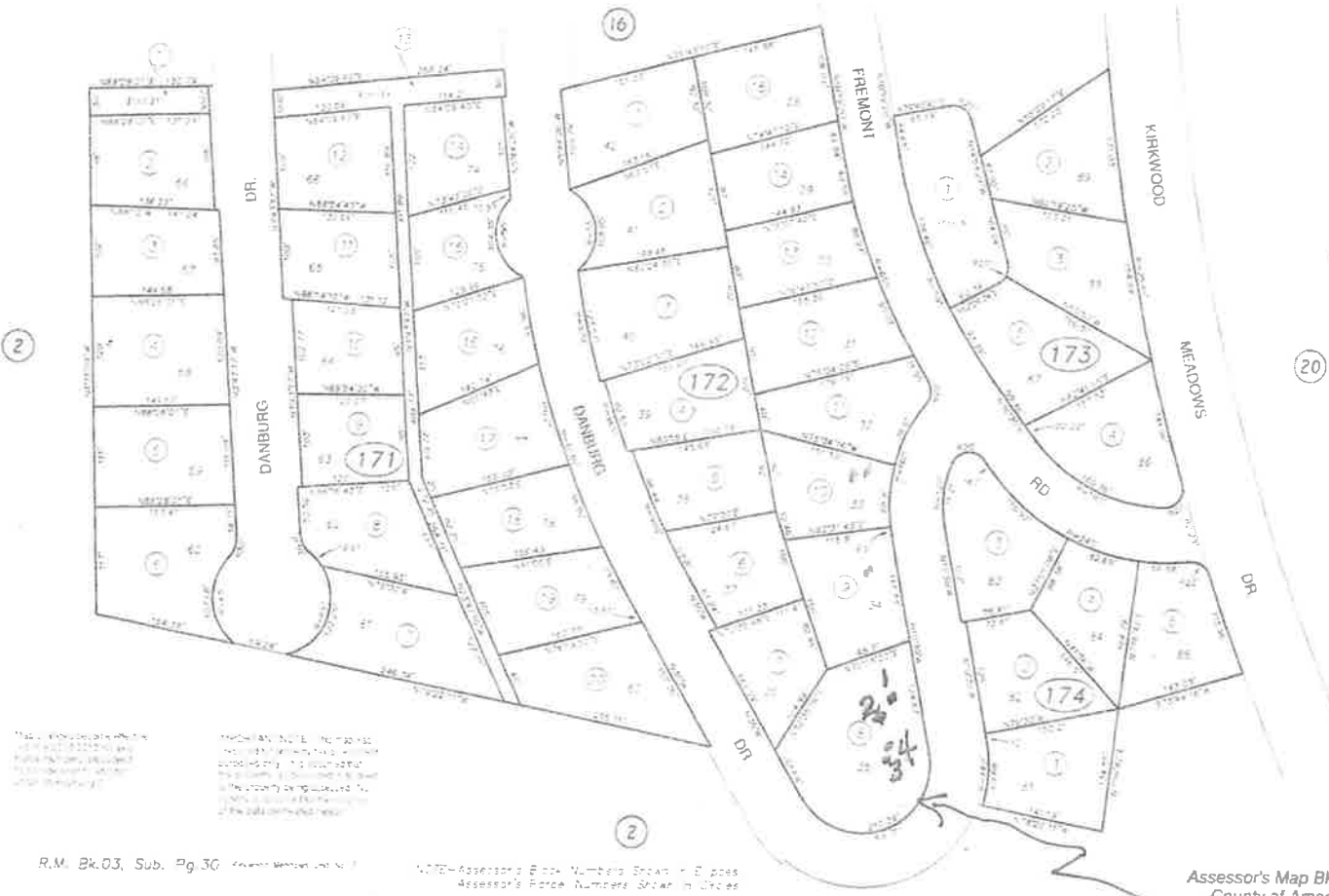
Attachment

Larsen Hazard Tree Removal Project
 Township 10 North, Range 12 East, Section 27, MDB&M
 Caples Lake 7.5' Quadrangle
 Amador County

POR. SEC. 27. T.10N., R.17E., M.D.B. & M.

26-17

FROM 26-02



Map is for informational purposes only. It is not intended to be used as a legal document. The Assessor's Office is not responsible for any errors or omissions on this map.

NOTICE: This map is prepared by the Assessor's Office and is not intended to be used as a legal document. The Assessor's Office is not responsible for any errors or omissions on this map.

R.M. Bk. 03, Sub. Pg. 30

NOTE- Assessor's Block Numbers Shown in Boxes
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 26, Pg. 17
 County of Amador, Calif.

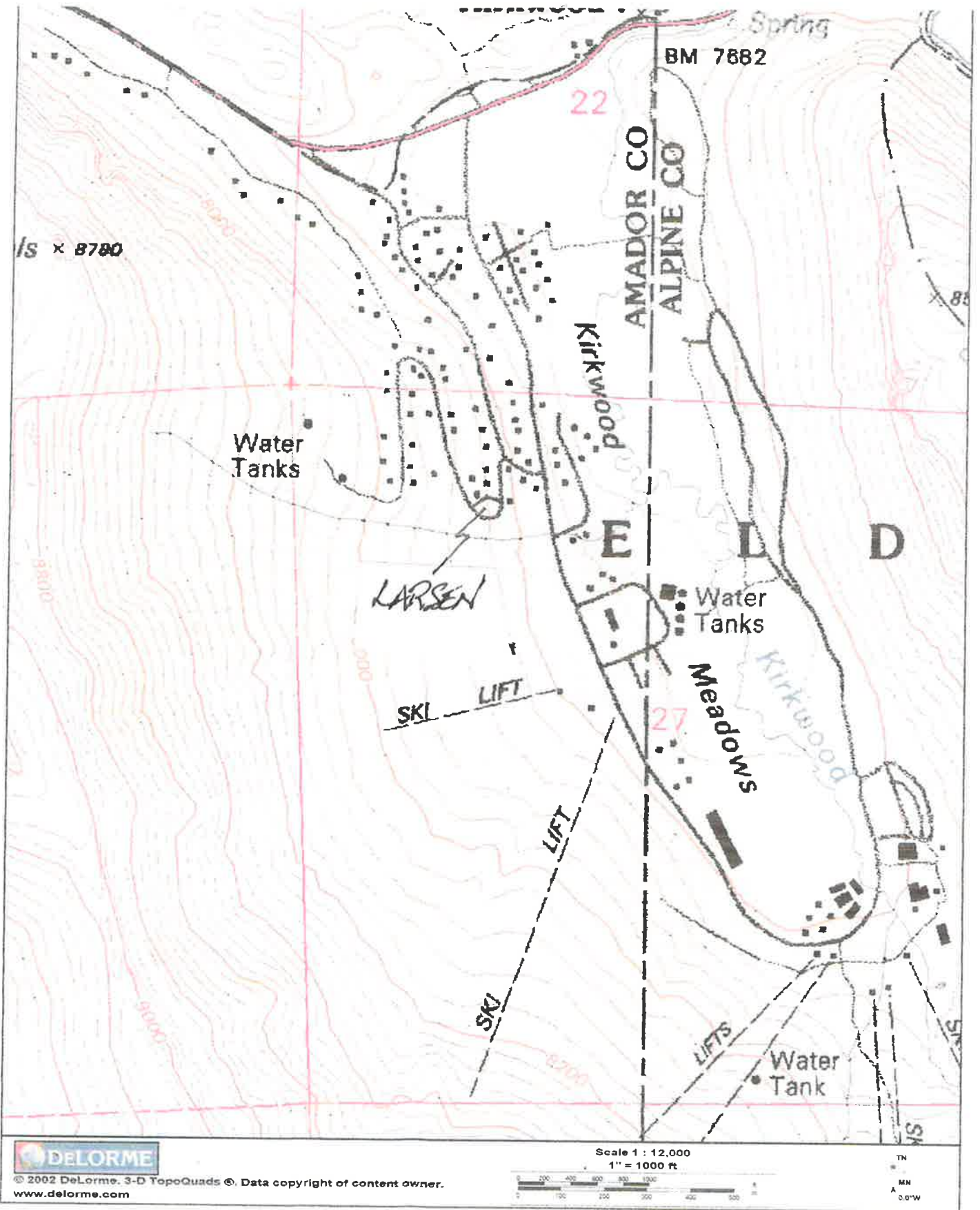
Larsen Property

Larsen Hazard Tree Removal Project

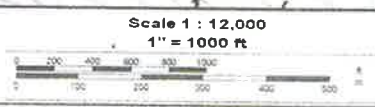
Township 10 North, Range 12 East, Section 27, MDB&M

Caples Lake 7.5' Quadrangle

Amador County



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**PLANNING DEPARTMENT
LAND USE AGENCY**

County Administration Center
810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.amadorgov.org
E-mail: planning@amadorgov.org

LAND DIVISION REQUIREMENTS

Revised January 17, 2013 / 't gxlugf 'Lwf '4239

FEES FOR AMADOR COUNTY PLANNING DEPARTMENT	
Divisions of Land	
Tentative Map Application (Parcel or Subdivision)	\$4,423.00
Environmental Review	
Scoping Session *	\$0.00*
Negative Declaration Filing:	
Major	\$0.00
Minor	\$ 0.00
EIR – Review of Draft EIR	
Major	\$0.00
Minor	\$0.00
Environmental Document Filing Fee	\$50.00**
**TOTAL For Typical Map Application Fees:	
TOTAL PLANNING DEPARTMENT FEES:	\$4,473.00

Other Applicable Planning Department Fees: _____ NA _____

Environmental Health Department Fees – 209-223-6439: _____ \$1,000.00 _____

Public Works Agency Fees – 209-223-6429: \$2,000.00 _____

California Department of Fish and Game Fees:

Environmental Document	Filing Fee ** Effective January 1, 2013 (NOTE: Fees are adjusted annually)
Negative Declaration (ND)	\$2,156.25
Mitigated Negative Declaration (MND)	\$2,156.25
Environmental Impact Report (EIR)	\$2,995.25

http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html

*Scoping will be included as part the the Tri-TAC meeting; no additional fees required.

**Note: The project is categorically exempt under CEQA so there are no additional EIR fees. The project will adhere to the the mitigation measures in place under the Kirkwood Specific Plan (2003).

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

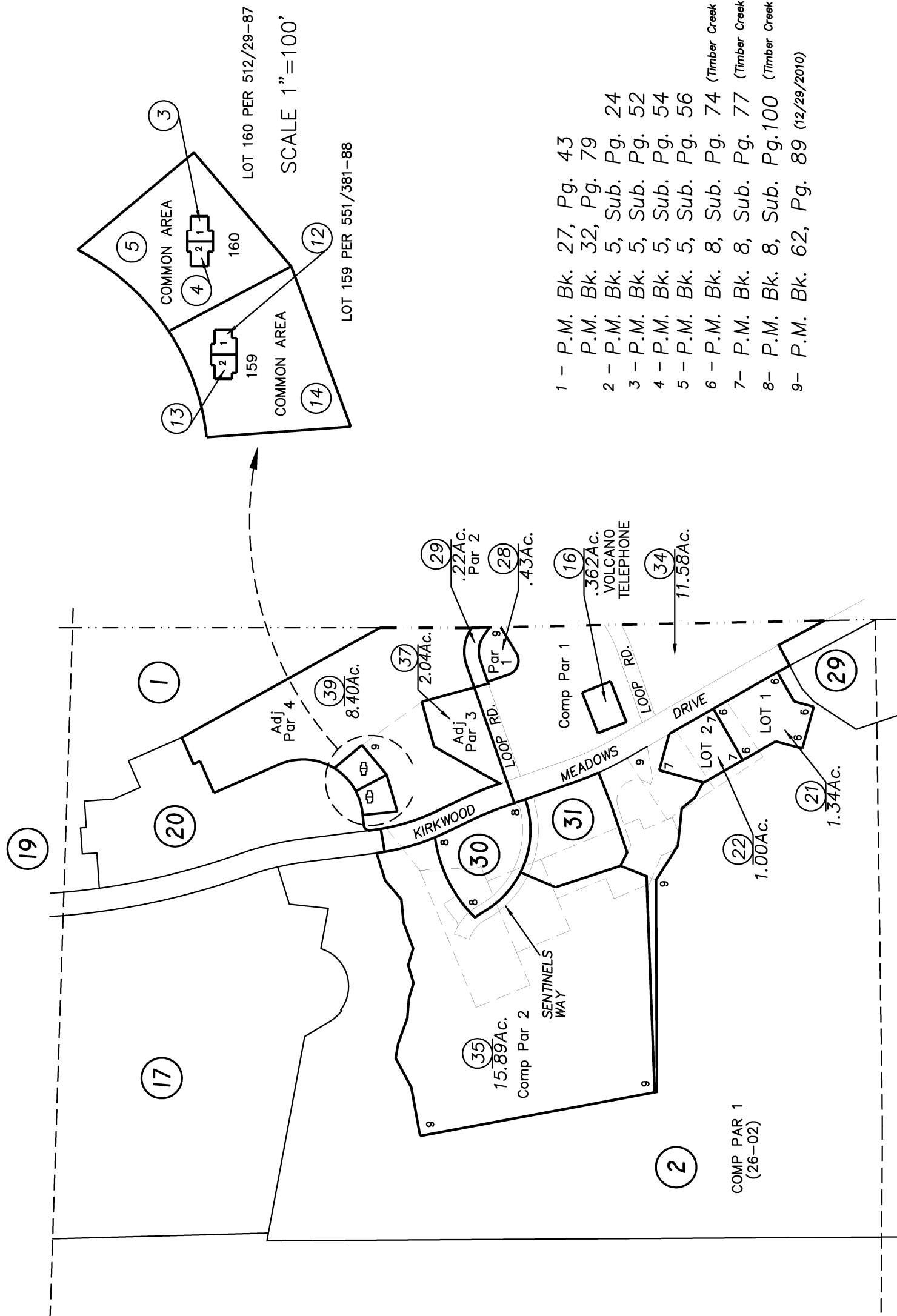
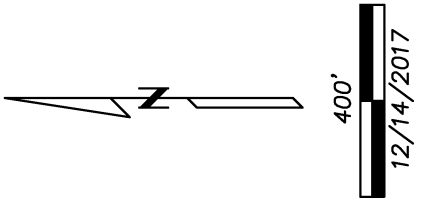
The following information shall be included with this application:

1. Parcel Map Number Map No. 170 Martin Point
or Subdivision Name and Number _____
2. Subdivider and/or Land Owner Martin Point, LLC
Name Attn: Nate Whaley
Address PO Box 2, Kirkwood, CA 95646
Phone (209)258-7418
3. Surveyor Resource Concepts, Inc.
4. Assessor Plat Number 026-020-043, 026-027-007,008,009
5. Existing Zoning District Planned Development
6. General Plan Classification Specific Plan
7. Date Application Submitted _____
8. Proposed Use of Parcels Single Family Residential Subdivision
9. Special Use Districts (if applicable) KMPUD
10. Source of Water Supply KMPUD
11. Sewage Disposal System KMPUD
12. Signature of Landowner/Applicant _____
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor _____

The following shall be included with this application:

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

21|22
28 27



LOT 160 PER 512/29-87
SCALE 1"=100'

LOT 159 PER 551/381-88

- 1 - P.M. Bk. 27, Pg. 43
- 2 - P.M. Bk. 32, Pg. 79
- 3 - P.M. Bk. 5, Sub. Pg. 24
- 4 - P.M. Bk. 5, Sub. Pg. 52
- 5 - P.M. Bk. 5, Sub. Pg. 54
- 6 - P.M. Bk. 8, Sub. Pg. 56
- 7 - P.M. Bk. 8, Sub. Pg. 74 (Timber Creek Village, Unit 1 Phase 2, 12/21/2005)
- 8 - P.M. Bk. 8, Sub. Pg. 77 (Timber Creek Village, Unit 1 Phase 3, 12/21/2005)
- 9 - P.M. Bk. 8, Sub. Pg. 100 (Timber Creek Village, Unit 1 Phase 1, 09/25/2006)
- 10 - P.M. Bk. 62, Pg. 89 (12/29/2010)

Map changes become effective with the 2018-2019 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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

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

(39)

INDEMNIFICATION

Project: MARTIN POINT

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

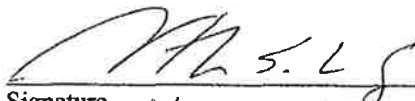
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

Owner (if different than Applicant):


Signature NATHAN WHEELER
FOR MARTIN POINT LLC

Signature

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION:

Project Name: Martin Point Subdivision, Map No. 170

Date Filed: _____ File No. _____

Applicant/Developer Martin Point, LLC Landowner Martin Point, LLC

Address PO Box 2, Kirkwood, CA 95646 Address _____

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

Assessor Parcel Numbers 026-020-043, 026-027-007, 008, 009

Existing Zoning District Planned Development

Existing General Plan Kirkwood Specific 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 _____

Written Project Description

The proposed Martin Point subdivision, formerly known as 'Ski-In-Ski-Out North', consists of 34 single family residential lots on 14.4 acres located south of Kirkwood Meadows area and north of the Timber Creek Lodge in Amador County portion of Kirkwood. Lot 1 is designated as a duplex lot, thus providing a total of 35 dwelling units.

The subdivision is designed to provide the amenity of ski in/ski out access to its residents and owners. This is provided primarily by a dedicated ski-way and pedestrian easement which runs in a generally north-south direction. The level of access to ski terrain is unique to each lot's location and elevation, though all residents will have varying ability to access the ski mountain via Timber Creek Village from their homes without the use of vehicle transport. Similar to the Palisades subdivision, these lots will also include blanket skier easements allowing residents reciprocal access through each other's lots. The Martin Point subdivision also provides an easement for residents of the Kirkwood Meadow Association (KMA) subdivision as well as day skiers skiing above the Martin Point and KMA subdivisions to access the main ski mountain. This subdivision, including the skier easement, is based on and is consistent with the concept plan approved in the 2003 Amador Specific Plan, and is identified in the plan as Ski-in/Ski-Out North (attached for reference).

Please note that this development proposal and the template articulated the Specific Plan reflect the design ordinance of the Kirkwood Specific Plan Appendix 4 which allows greater latitude in the definitions of dead-end streets and driveways than typically provided in 15.30 of the Amador County Code. This is pointed out only as it is non-standard for the County.

Martin Point LLC, as the developer will provide all subdivision level infrastructure, including roadway, water, sewer, propane, electricity, telecommunications and drainage to the 34 unimproved lots. Water, sewer, and electricity will be connected to the centralized Kirkwood Meadows Public Utilities District systems, and telecommunication will be provided by Volcano Telecommunications. All site grading, drainage and utilities beyond that required for the roadway will be the responsibility of the individual homeowner.

As with all (new) single family development within Kirkwood, building envelopes have been provided on each individual lot rather than generic front-yard and building setbacks. The size of building envelopes varies from 7,200 SF up to 10,466 SF. All lots within this subdivision will be annexed into the Kirkwood Community Association as well as a Martin Point Homeowners Association, similar to all other developments within Kirkwood and with similar CC&R's.

Long-term stabilization and site revegetation will be in accordance with the Kirkwood Erosion Control ordinance (Specific Plan Appendix 1) and the Landscape and Revegetation Ordinance (Specific Plan Appendix 3, as amended by Mitigation Measures 4.3.4(b)), which includes seed mixes appropriate for our Kirkwood vegetation communities. We also might suggest that due to the jurisdiction of the Kirkwood Meadows Public Utilities District in water and wastewater matters and Alpine County providing contract Environmental Health services to Amador County in Kirkwood, it may be easier for the Planning or Public Works departments to monitor related conditions (e.g. standard conditions 10 and 11) through will-serve letters and improvement plan approvals. Clearly this has no impact on us one way or the other and is meant only to possibly simplify your process.

Project Information

1. **Site Size:** The total proposed subdivision area is 14.4 acres: 12.55 ac in the 34 lots and 1.9 ac in roads.
2. **Square footage of Existing/Proposed Structures:** There are no existing structures on the proposed development site. Up to 34 separate structures may be built upon the lots created by this subdivision, though no specific development proposal exists at this time. Proposed residential lots range from approximately 16,500 to 32,000 square feet in area. Site development and construction will be limited to the proposed building envelopes as shown on the tentative site map and would be governed by the Specific Plan and in particular Appendix 4, the Design Ordinance. The size of building envelopes varies from 7,200 SF up to 10,466 SF.
3. **Number of floors of Construction:** No specific construction is proposed.
4. **Amount of off-street Parking:** No off-street parking is proposed. Parking will be provided in individual garages per Specific Plan requirements,
5. **Source of Water:** The Kirkwood Meadows Public Utilities District (KMPUD) provides centralized water service to this development via a system of wells and tanks (see attached will-serve)
6. **Sewage Disposal:** The Kirkwood Meadows Public Utilities District (KMPUD) provides wastewater service to this development via centralized treatment plant (see attached will-serve)
7. Tentative Subdivision Map attached.
8. **Proposed Scheduling of Project Construction:** It is proposed to construct roads and infrastructure in multiple phases subject to market conditions. Consistent with similar projects in Kirkwood, it is expected each phase of construction will last two construction seasons.
9. **Describe Anticipated Incremental Development:** As single-family lots, the ultimate owner is the source of building plans. It is assumed that construction of various single-family homes, to be

located within the building envelopes as identified in the tentative map. The development is subject to a variety of tiered regulations and guidelines. The Kirkwood Specific Plan as approved in Amador and Alpine counties is the overall controlling document.

10. **Associated Projects:** There are no other projects associated with this tentative map. The residential project was included in the 2003 Kirkwood Specific Plan, which designates the property for single family/duplex use (SR). The proposed subdivision is consistent with the 2003 Kirkwood Specific Plan.
11. **Subdivision/Land Division Projects:** As additional information, Kirkwood Meadows Public Utility District provides propane and electricity service and Volcano Communications provides telephone and cable TV service to this project area.
12. **Residential Projects:** Residential lot sizes vary from 16,500 SF up to 32,000 SF as shown on the Tentative Map. The tentative map indicates the access, lot layout, estimated lot size and building envelope proposal for each lot. The size of building envelopes varies from 7,200 SF up to 10,466 SF.SF.
13. **Commercial Projects:** No commercial facilities are included under this proposal.
14. **Industrial Projects:** No Industrial facilities are included under this proposal.
15. **Institutional Projects:** No Institutional facilities are included under this proposal.
16. **No.** This project does not require a variance, conditional use permit or rezoning application. It is consistent with the approvals contained in the 2003 Kirkwood Specific Plan for the creation of single-family lots for sale to individual owners.

ADDITIONAL INFORMATION

17. **Yes.** The project will affect existing ground contours from the grading required for the construction of the remaining portion of Sentinel Way. The road segments are designed to minimize cut and fill by staying parallel to the contours of the land and will limit ground disturbance by keeping most of the utility installation within the road right of way.
18. **No.** There will be little to no change in scenic view or vistas from existing residential areas, public lands or roads. The visual impacts from existing residential areas, public lands and roads were analyzed in the Kirkwood Specific Plan EIR (2002), with mitigation measures required to be applied to mitigate potential impacts. The view will change slightly with the construction of the road and infrastructure, but more so when individual homes begin to be built. Impacts to visual and aesthetic resources at Kirkwood are guided and limited by the Kirkwood Resort Master Owners Association (KRMOA) *Covenants, Conditions, and Restrictions (CC&Rs)*, and the KRMOA Design Guidelines., and the “scenic agreement” between the Forest Service and Kirkwood (Simpson 1995d). Project review or design recommendations under these agreements involve the Kirkwood Property Owners’ Association Planning and Architectural Review Committee, TC-TAC, and the Eldorado National Forest.
19. **Yes.** The project will change the pattern of use and character of the area consistent with uses analyzed in the EIR. Historically, the project has been either used as open space, ski terrain, and ski operations staging.
20. **No.** The project itself will not generate incremental solid waste or litter.
21. **No.** The project will not cause ash, smoke, fumes or odors in the vicinity. Construction activities will comply with the mitigation measures outlined in the Specific Plan requirements to minimize construction related impacts.
22. **Yes.** Based on a formal delineation of jurisdictional water completed in 2002 and updated and amended in 2008, there are approximately 0.94 acres of drainages and 0.42 acres of wetland within the project site. Assessment of potential impacts that may occur as a result of build out of the 35 residential units proposed in the tentative map estimates that 0.6 acres of drainages and

0.42 acres of wetland may be impacted. This is a conservative estimate as impact to jurisdictional waters are based on conceptual plans, and final approved construction plans within each development envelope would be locate development such that impacts to jurisdictional waters are minimized to the extent practicable.

All impacts to regulated waters would require permits for the US Army Corps of Engineers, Central Valley Water Quality Control Board, and the California Department of Fish and Game prior to construction or impacts. Where impacts to regulated waters cannot be avoided or minimized, the regulatory agencies will require mitigation and/or preservation to preserve and enhance existing function and value of the aquatic resources.

23. **No.** This project will not generate significant change in noise or vibration in the vicinity.
24. **Yes.** The proposed development, which includes development on slopes of more than 10%, is prepared under the direction of a professional geotechnical engineer, (geotechnical report attached).
25. **No.** The project will not involve the use of potentially hazardous materials, toxic substances or flammables. The use of explosives, at the direction of appropriate professionals, may be required during construction to break rock too hard to excavate with traditional construction equipment.
26. **No.** The project will not cause a substantial change in demand for municipal services. The Martin Point development was included as currently proposed in the 2003 Kirkwood Specific Plan and demand for municipal services was analyzed within the 2002 EIR. With inclusion of the mitigation measures proposed in the 2002 EIR, there would be no significant impacts to municipal services.
27. **No.** The project will not substantially change demand for fossil fuel consumption. The proposed development was included in the 2003 Kirkwood Specific Plan and fossil fuel consumption from development was analyzed in the 2002 EIR. In 2014, Kirkwood Public Utilities District completed an out-valley power line project that connects Kirkwood community to the regional electric grid and shut down the diesel fired generators at the Powerhouse, thereby reducing the overall use of fossil fuels within Kirkwood Valley.
28. **Yes.** The proposed project is part of the 2003 Kirkwood Specific Plan which was prepared to illustrate the ultimate development of private lands within the Kirkwood community. Under the Specific Plan, the project area was zoned for single family/duplex use (SR). The use of the area for residential development was analyzed in the EIR for the Kirkwood Specific Plan and it was determined that the effects could be mitigated to less than significant. The proposed subdivision is consistent with the 2003 Kirkwood Specific Plan.

ENVIRONMENTAL SETTING

29. Martin Point project area is characterized by upper montane coniferous forest interspersed with large, open grass dominated ski slopes. There are five (5) west to east flowing intermittent drainages interspersed across the site that support pockets of adjacent wetlands and riparian vegetation. There is a dirt access road that leads to disposal area for fill material located near the center of the site. The project area soils are mapped as Andic Cryumbrepts-Lithic Cryumbrepts association, 15 to 50 percent slopes. The soils are described as well drained sandy loams over weathered bedrock approximately 30 to 60 inches below the surface.
30. The existing site has been under constant use since the early 1970's as open space and for skiing, and historically, the area has been partially logged. No structures are located on the site. The surrounding property is largely owned and used by the Kirkwood Mountain Resort. There is a 10-acre conservation easement to the north of the project site. To the east lies a multi-family residential project called Sentinels West and to the southeast is the future Timber Creek Village which is a multi-family/commercial development. Since the original tentative map submittal in

2007, one single residential structure has been completed within Timber Creek Village. Chairs 9 and 12 lie directly to the south with ski runs to the west and up slope of the proposed Martin Point Subdivision.

Wildlife surveys were completed for the proposed Martin Point subdivision in 2005 and 2014 by Dale Keyser, Wildlife Biologist, for threatened, endangered, and sensitive (TES) wildlife species as required in the Kirkwood Mountain Resort Final EIR Mitigation Measure 4.3.2 (h). No TES species were identified.

A Special Status Plant Survey Report was completed in 2005 (Harold Basey, Biological Consultant) and in 2014 (Resource Concepts, Inc) pursuant to KMR Final EIR Mitigation Measure 4.03.4 (c). The survey did not identify any special status plant species within the project area.

In preparation of the 2002 KMR Specific Plan EIR, cultural resource surveys were completed by Simpson Environmental, Inc., which included the proposed Martin Point subdivision. No archeological sites were found.

A geotechnical report was prepared in January 2007 by Geocon Consultants Inc. and is attached for your review.

31. There are no mine shafts, tunnels or other open hazardous excavations on the project site.

Please give me a call at (209) 210-7225 if you need any additional information and have any questions.

Thank you,

Nate Whaley
Martin Point LLC

2019 Site Photos



Photo 1. Eastern development boundary along Kirkwood Meadow Drive.



Photo 2. View to the west of forest opening within Martin Point from Kirkwood Meadow Drive



Photo 3. Overview of forest community within Martin Point.



Photo 4. Material storage yard located west of Sentinel Way.



Photo 5. New multi-family unit in Timber Creek Development built adjacent to the southern boundary of proposed Martin Point development.



Photo 6. Extension of Sentinels Way Road and development of residential units Sentinel West, located along eastern edge of Martin Point boundary.

Conceptual Plan

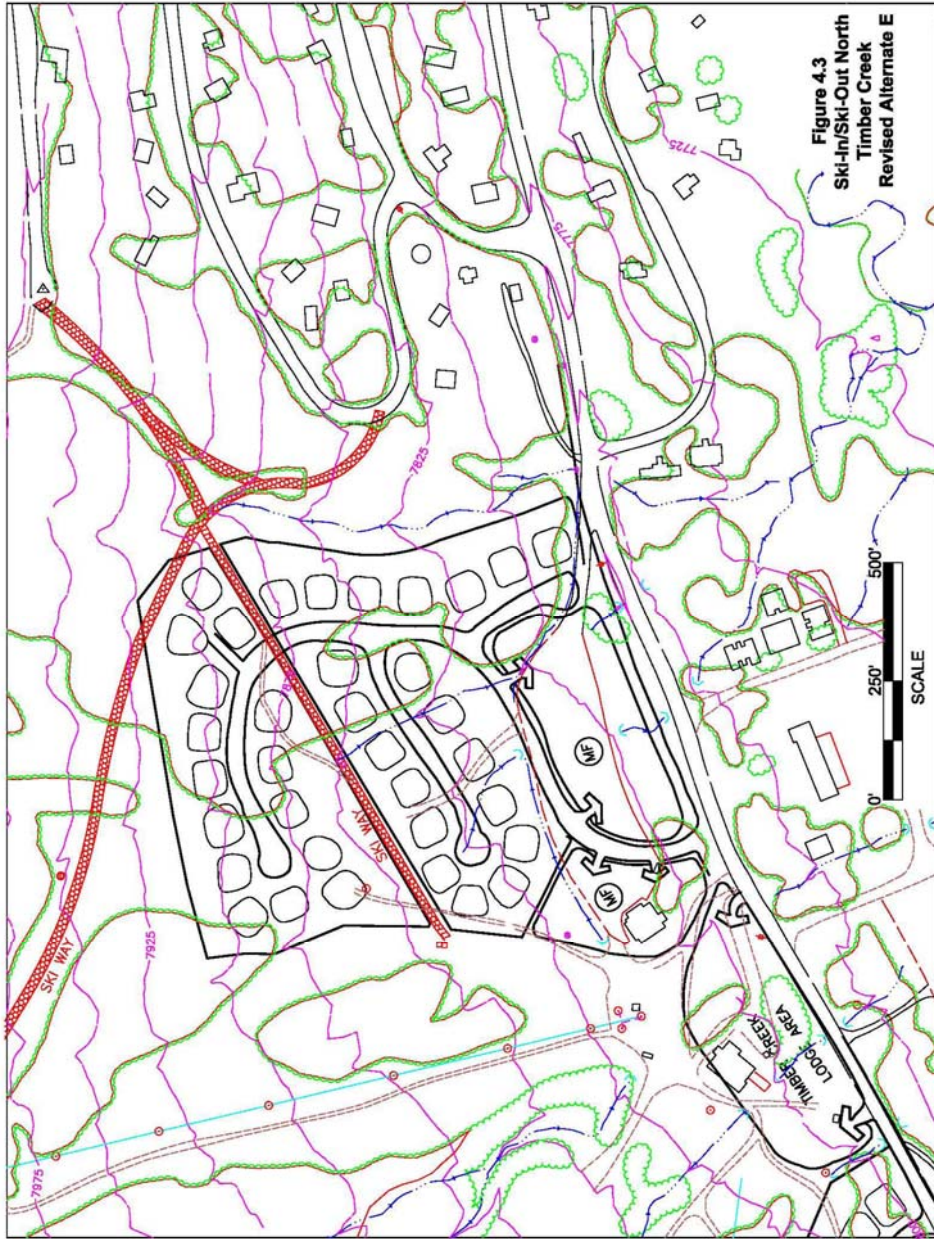


Figure 4.3
Ski-In/Ski-Out North
Timber Creek
Revised Alternate E

Attachments

The following have been included with the above tentative map application submittal:

1. Once copy of Assessor Plat Map
2. Two (2) copies of deeds
3. Two (2) copies of completed Environmental Information Form
4. Two (2) copies of current title report
5. Two (2) copies of preliminary map report
6. One (1) reduced (8 1/2" x 11") reproduction of tentative map
7. Completed and signed Indemnification form
8. Application Fees:
 - a. Planning Dept. Tentative Map application fee: \$4,336.00
 - b. Recording Fee - \$50.00
 - c. Public Works Agency fee: \$2,000.00
9. Copies of Receipts of Environmental Health Department and Public Work Agency Fees
10. 35 copies of tentative parcel/subdivision maps
 - a. 15 copies 18" x 26"; folded to 6" x 9 1/2 inches
 - b. 20 copies 11" x 17"
- 11.



August 13, 2020

Nate Whaley
Martin Point LLC
P.O. Box 2
Kirkwood, CA 95656

Re: Utility Conditional Will Serve for Martin Point
APN: 026-270-035

Dear Mr. Whaley:

The Kirkwood Meadows Public Utility District ("District") has received your request dated September 29, 2019, for a Conditional Will Serve ('CWS') for your development: Martin Point ('Development'), Tentative Map No. 170 in Amador County. We understand that your Development is on approximately 15.89 acres located on APN 026-270-035 in Kirkwood. The District understands your Development consists of 33 single family residential and 1 multi-family residential lots and you are requesting a total of 34 connections for Water, Wastewater, Propane, and Electric for your Development.

The District has determined that presently there is adequate water and electric capacity to serve your Development. The District has determined that presently there may not be adequate wastewater and propane capacity to serve your Development. Capacity is or may become available, subject to the following conditions:

- 1) The Development will be responsible to design and construct all on and off site improvements deemed necessary by the State, County, and the District to adequately serve the Development. The Development will be responsible to obtain all permits, licenses, acceptances, pay all associated fees, design, construct and make acceptable to the State, County, and the District a water, wastewater, propane, and electric distribution/collection system to serve this Development. The Development will be responsible to provide all on-site and off-site improvements necessary for proper domestic, irrigation, and fire protection water, wastewater, propane, and electric needs for serving the Development.
- 2) Execution of a Mainline Extension Agreement ('MLX') with the District prior to the start of construction of the utility facilities and full compliance with the terms thereof within two (2) years of the date of this letter.
- 3) Should the District determine that facilities need to be oversized to accommodate planned growth and avoid unnecessary duplicated facilities, the District shall provide a Reimbursement Agreement, consistent with the additional capacity and equitable cost sharing.
- 4) This letter is subject to the Kirkwood Meadows Public Utility District Code, Rates, Rules and Regulations, as may be amended from time to time.

WATER

- 5) For those lots where the static pressure is higher than 80 psig, customers will be required to install a customer owned and maintained pressure reducing valve prior to service. These lots should be noted on the Final Map and disclosed to the Department of Real Estate prior to the District's acceptance of the project.
- 6) The existing water distribution system may have insufficient delivery capacity to serve the addition of this project to the system without adversely impacting existing customers. Distribution capacity of the existing system may require improvement by the Developer as part of this project.

WASTEWATER

- 7) The District is currently refining wastewater treatment capacity. Based on current data available, the wastewater treatment plant may not have sufficient permitted capacity to serve your Development and may require re-permitting in order to provide service for this Development. Wastewater service to this Development may be contingent upon successful re-permitting.
- 8) The existing wastewater collection system may have insufficient capacity to serve the addition of this project to the system. Collection capacity of the existing system may require improvement by the Developer as part of this project.

PROPANE

- 9) Based on current data available, the propane tanks have insufficient capacity to serve your Development and must be expanded in order to provide service for this Development. The District has fully allocated all existing capacity and is currently contemplating a plan to replace or add propane tanks. Propane service to this Development is contingent upon one of these options being implemented.
- 10) The existing propane distribution system may have insufficient capacity to serve the addition of this project to the system. Distribution capacity of the existing system may require improvement by the Developer as part of this project.

ELECTRIC

- 11) The existing electric distribution system may have insufficient capacity to serve the addition of this project to the system. Distribution capacity of the existing system may require improvement by the Developer as part of this project.

GENERAL

- 12) The Development shall provide the District access to all facilities in the form of an exclusive easement, sufficiently wide to accommodate the facilities including any separation requirements between dissimilar facilities.
- 13) The Development shall provide protection and/or relocation of the District's utilities and easements that are located within the Project boundaries as necessary.
- 14) All District facilities currently existing on developer property shall be protected and/or relocated at developers' expense by means and methods acceptable to the District.
- 15) Any encroachment on existing utility easements shall require protection and possible relocation of said facilities solely at developers' expense.

- 16) All facility designs are subject to District review and approval.
- 17) Prior to service from the District, Development is subject to and must provide approval from Amador County.
- 18) Upon the receipt of an approved Final Map for the Development you are required to provide two copies full size and one PDF to the District.
- 19) The District will require a \$5,000 deposit for all engineering, inspection and construction services to be billed on a time and material basis for your project.
- 20) The Development may be responsible for Reimbursement Fees.
- 21) Payment of applicable fees for engineering review, administration, and construction inspection per the District's rules and regulations in force at the time of application and/or service.
- 22) Payment of all applicable Connection Fees per the District's rules and regulations in force at the time of payment and/or service. In order to serve this Development, the District may require the payment of Connection Fees at the time of Final Map Approval. Current fees are available from the District and increase every July first.
- 23) No service shall be initiated until the system has met all conditions above and been accepted by the District.
- 24) Subdivision shall obtain a Will Serve Commitment from the District prior to Final Map Recording or service being initiated.

Failure to satisfy all Conditions within two (2) years of this Conditional Will Serve Commitment will result in the commitment becoming null and void. You will be required to file a new application for a Conditional Will Serve Commitment, subject to available utility and facility capacity; rates, rules and regulations of the District's Utility Systems, as may be amended from time to time.

Upon compliance with all of the terms of the Conditional Will Serve Commitment, the District will issue a Will Serve Commitment to the subdivision, after which, service may be initiated.

Please feel free to call me at (209)258-4444 with any questions, comments, or concerns regarding the contents of this letter.

Sincerely,



Erik M. Christeson
General Manager

cc: Tri-Tac
Amador County Planning Department

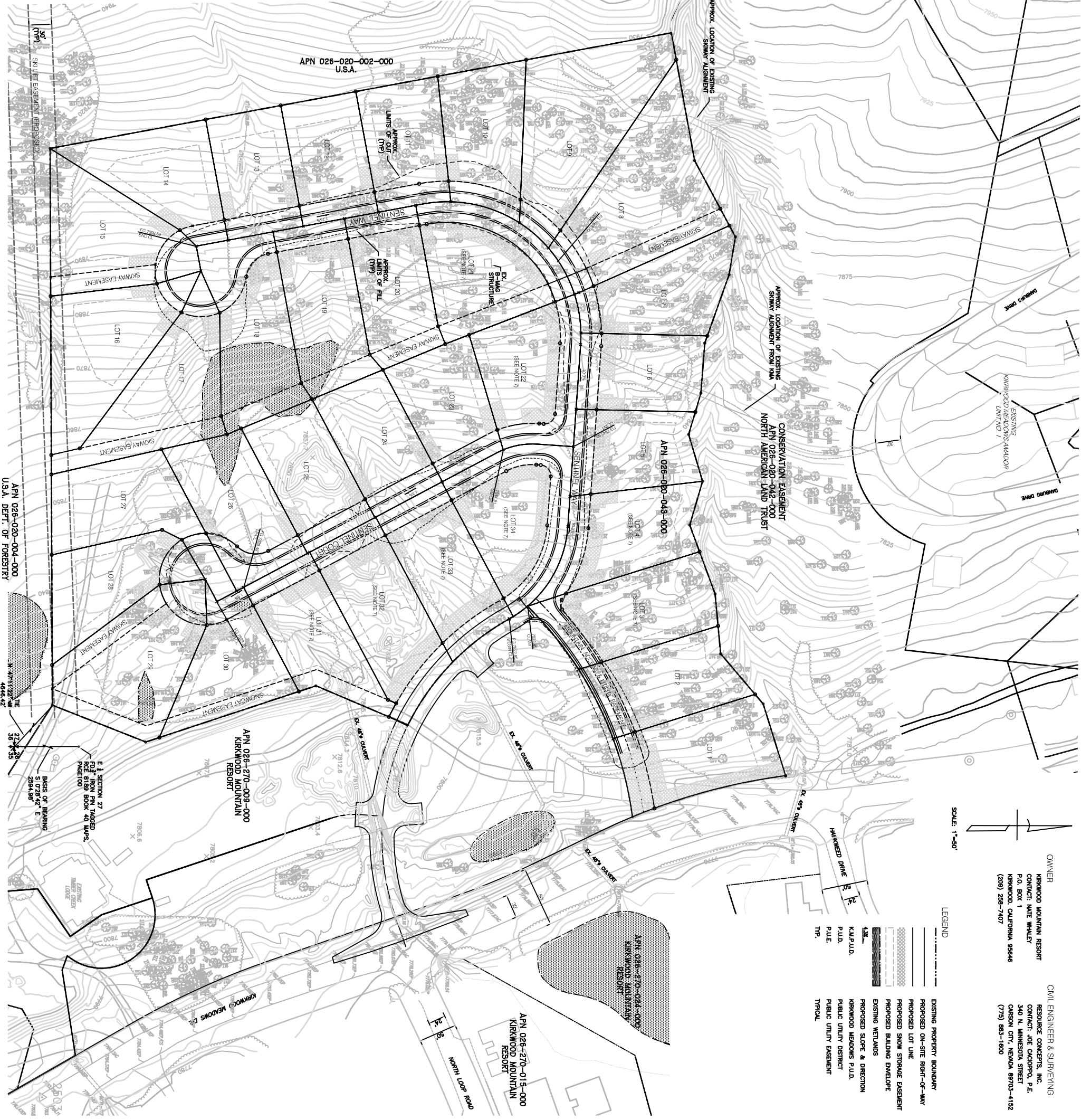


VICINITY MAP

LOT INFORMATION	
LOT NO.	LOT SIZE
LOT 1	0.49 AC
LOT 2	0.42 AC
LOT 3	0.49 AC
LOT 4	0.49 AC
LOT 5	0.38 AC
LOT 6	0.43 AC
LOT 7	0.24 AC
LOT 8	0.24 AC
LOT 9	0.24 AC
LOT 10	0.44 AC
LOT 11	0.38 AC
LOT 12	0.37 AC
LOT 13	0.37 AC
LOT 14	0.46 AC
LOT 15	0.53 AC
LOT 16	0.57 AC
LOT 17	0.59 AC
LOT 18	0.59 AC
LOT 19	0.43 AC
LOT 20	0.43 AC
LOT 21	0.57 AC
LOT 22	0.49 AC
LOT 23	0.39 AC
LOT 24	0.41 AC
LOT 25	0.47 AC
LOT 26	0.48 AC
LOT 27	0.41 AC
LOT 28	0.41 AC
LOT 29	0.41 AC
LOT 30	0.41 AC
LOT 31	0.43 AC
LOT 32	0.43 AC
LOT 33	0.43 AC
LOT 34	0.36 AC
TOTALS	14.33 AC

UTILITY SERVICES	
UTILITY REPRESENTATIVE	ADDRESS
ELECTRICITY	WATSON UTILITIES
Gas	WATSON UTILITIES
TELEPHONE	VOICIANO TELEPHONE
CABLE TELEVISION	VOICIANO TELEPHONE
SANITARY SEWER	KIRKWOOD MEADOWS P.U.D.
WATER	KIRKWOOD MEADOWS P.U.D.
STORM DRAINAGE	COUNTY & WATER TWA
STREETS	COUNTY & WATER TWA

- NOTES:
1. GENERAL PLAN RESERVATION IS "SP".
 2. CURRENT ZONING IS "P".
 3. CONTIGUOUS LOTS SHOWN ON THIS MAP ARE 2 FEET BASE TOPOGRAPHY WAS PREPARED AND PROVIDED BY:
 - SURVEY AND ENGINEERING
 - 1065 PEBBLES STREET
 - FOLSOM, CALIFORNIA 95688
 - (916) 985-1815
 4. SANITARY SEWER AND WATER SHALL BE CONNECTED TO KIRKWOOD MEADOWS P.U.D. EXISTING FACILITIES IN SENTINEL WAY.
 5. EACH LOT IN THE MAIN POINT DEVELOPMENT IS PERMITTED TO CONSTRUCT ONE DRIVEWAY ACCESS THROUGH THE SNOW STORAGE EASEMENT.
 6. NATURAL DRAINAGE COURSES RUNNING THROUGH THE MAIN POINT DEVELOPMENT WILL BE RE-LOCATED PER THE ESTABLISHED EASEMENT. THE MAIN POINT DEVELOPMENT WILL BE RE-LOCATED PER THE ESTABLISHED EASEMENT. THE MAIN POINT DEVELOPMENT WILL BE RE-LOCATED PER THE ESTABLISHED EASEMENT.
 7. ACCESS SHALL BE RESTRICTED TO THE FOREMAN LOCATIONS SHOWN ON THESE PLANS. NO ACCESS SHALL BE PERMITTED ON SENTINEL WAY FROM LOTS 31, 32, 33 AND 34.
 8. TOTAL EARTHWORK QUANTITIES FOR ROAD IMPROVEMENTS: CUT = 8390 C.Y., FILL = 7890 C.Y.



TENTATIVE MAP
MARTIN POINT DEVELOPMENT
KIRKWOOD MOUNTAIN RESORT
KIRKWOOD, CALIFORNIA

DATE: _____

REVISION: _____

ENGINEERING · PLANNING · RESOURCE MANAGEMENT
RESOURCE CONCEPTS, INC.

340 N. MINNESOTA STREET
 CARSON CITY, NEVADA 89703
 PHONE: 775-883-1600 FAX: 775-883-1656
 WEB SITE: www.rci-nv.com

212 ELKS POINT ROAD, STE. 443
 P.O. BOX 11796
 ZEPHYR COVE, NEVADA 89448
 PHONE: 775-568-7500

OWNER
 KIRKWOOD MOUNTAIN RESORT
 CONTACT: MAITE WHALEY
 P.O. BOX 1
 KIRKWOOD, CALIFORNIA 95646
 (209) 298-7407

CIVIL ENGINEER & SURVEYING
 RESOURCE CONCEPTS, INC.
 CONTACT: JOE CAO/PROJ. P.E.
 340 N. MINNESOTA STREET
 CARSON CITY, NEVADA 89703-4152
 (775) 883-1600

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED ON-SITE RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED SNOW STORAGE EASEMENT
- PROPOSED BUILDING ENVELOPE
- EXISTING WETLANDS
- PROPOSED SLOPE & DIRECTION
- K.M.P.U.D.
- P.U.D.
- P.U.E.
- TP.

SCALE: 1"=50'

OWNER: KIRKWOOD MOUNTAIN RESORT
 CONTACT: MAITE WHALEY
 P.O. BOX 1
 KIRKWOOD, CALIFORNIA 95646
 (209) 298-7407

CIVIL ENGINEER & SURVEYING
 RESOURCE CONCEPTS, INC.
 CONTACT: JOE CAO/PROJ. P.E.
 340 N. MINNESOTA STREET
 CARSON CITY, NEVADA 89703-4152
 (775) 883-1600

Job No. 05-04-01
Date: April 2, 2007
Designed: JEC
Drawn: JEC/RS
Checked: JEC

SHEET 1 OF 2



SCALE: 1"=40'

JOB NO: 05-50431
 DATE: APRIL 4, 2007
 DESIGNED: JEC
 DRAWN: JEC/FB
 CHECKED: JEC

**TENTATIVE MAP
 MARTIN POINT DEVELOPMENT
 KIRKWOOD MOUNTAIN RESORT
 KIRKWOOD, CALIFORNIA**

REVISION	DATE

ENGINEERING · PLANNING · RESOURCE MANAGEMENT
RESOURCE CONCEPTS, INC.

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 ZEPHYR COVE, NEVADA 89448
 PHONE: 775-588-7500

1-800-543-2144
Maple Tree by
CM
Maple Tree by
CM
Maple Tree by
CM