



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 257-6254  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

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

**APPLICATION REFERRAL**

**TO:**

Amador Air District	AFPD
Building Department	ACTC
County Counsel	Amador Transit
Environmental Health Department	Amador Water Agency
Surveying Department	Cal Fire
Transportation and Public Works Department	CHP
Waste Management	Caltrans, District 10
Sheriff's Office	CDFW, Region 2
Ione Band of Miwok Indians**	Amador LAFCO
Buena Vista Band of Me-Wuk Indians**	Shingle Springs Band of Miwok Indians**
Washoe Tribe of Nevada and California**	KMPUD
Volcano Communications	Alpine County Environmental Health

**DATE:** September 21, 2020

**FROM:** Ruslan Bratan, Planning Department

**PROJECT:** Resubmittal of Tentative Subdivision Map No. 170 – Martin Point, proposing the division of 15.89 acres into 34 lots, including one duplex lot (lot # 1) and 33 single family residential lots for a total of 35 dwelling units (APN: 026-027-035).

**Owner/Applicant:** Martin Point LLC

**Supervisory District:** 3

**Location:** Located west of the existing Timber Creek townhomes and Sentinels West townhomes with access by an extension of Sentinels Way in Kirkwood, CA.

**REVIEW:** As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for completeness and environmental review during its regular meeting on **Tuesday, October 6, 2020 at 3:00 p.m.** in the Board of Supervisors Chambers in the County Administration Building, 810 Court Street, Jackson, California.

At this time, staff anticipates that the project will be exempt from CEQA per Section 15182c, residential projects implementing specific plans, and 15183, projects consistent with a community plan. The project is consistent with the 2003 Kirkwood Specific Plan for which the Kirkwood Final Environmental Impact Report, dated October 2002, was certified by the Amador County Board of Supervisors.

\*\*In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.

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

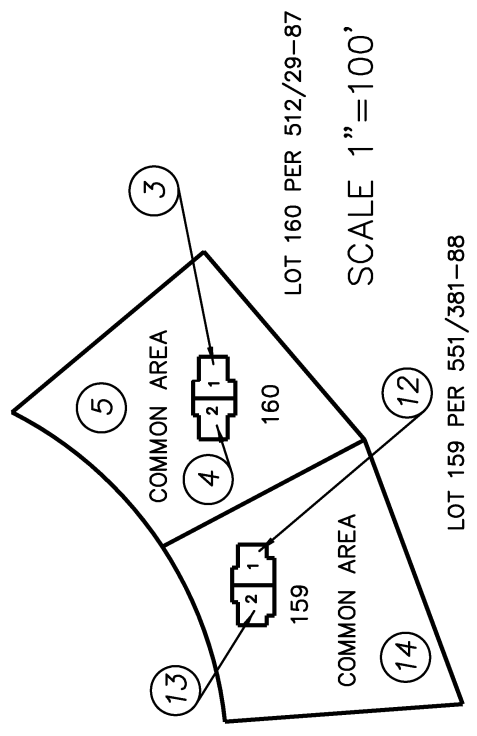
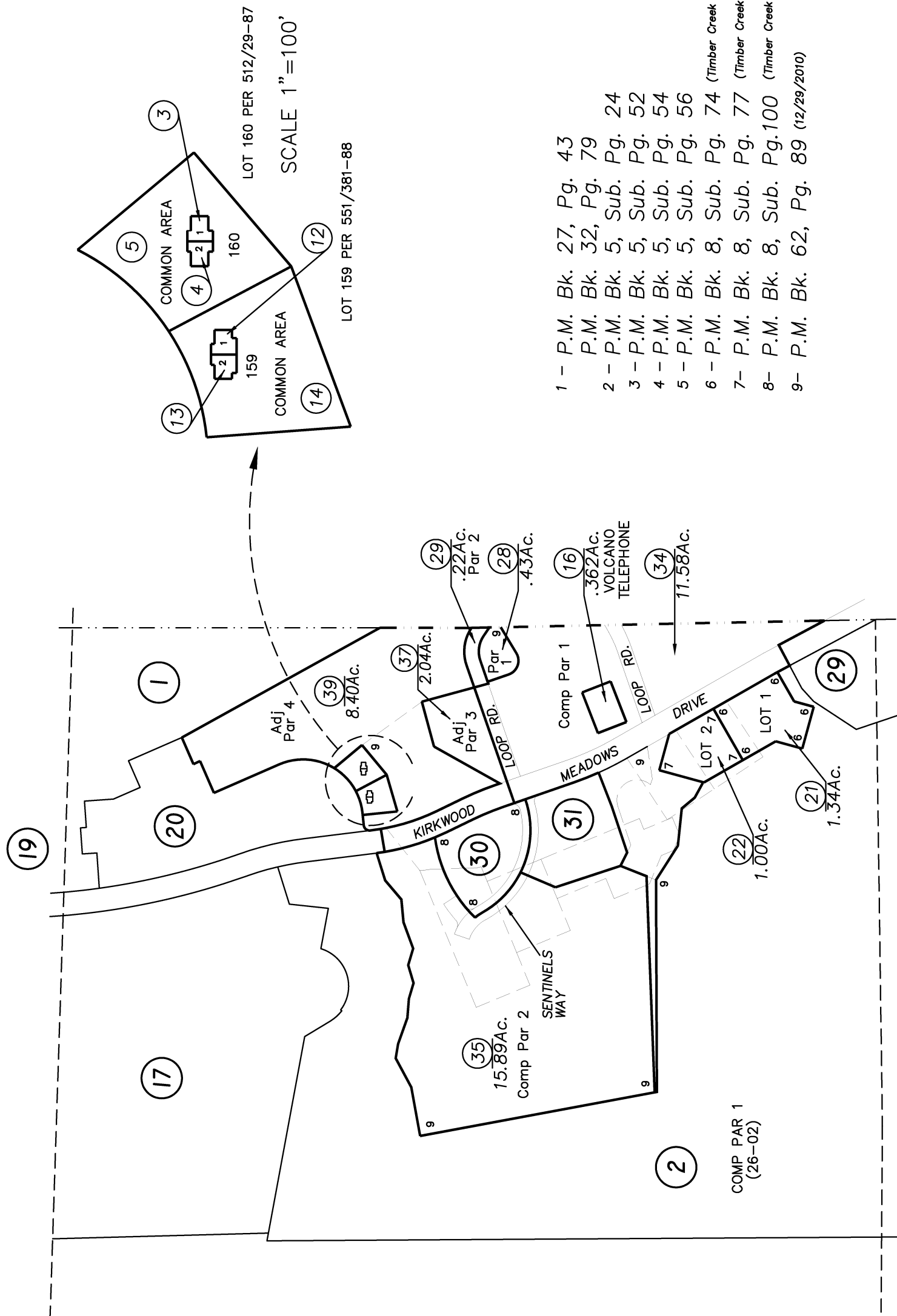
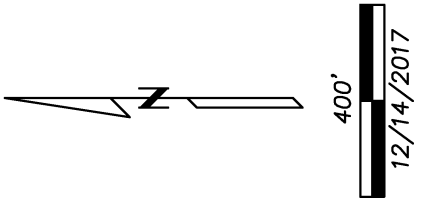
The following information shall be included with this application:

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



SCALE 1"=100'

- 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)
- 9 - 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.

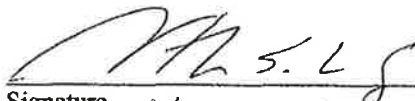
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

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.

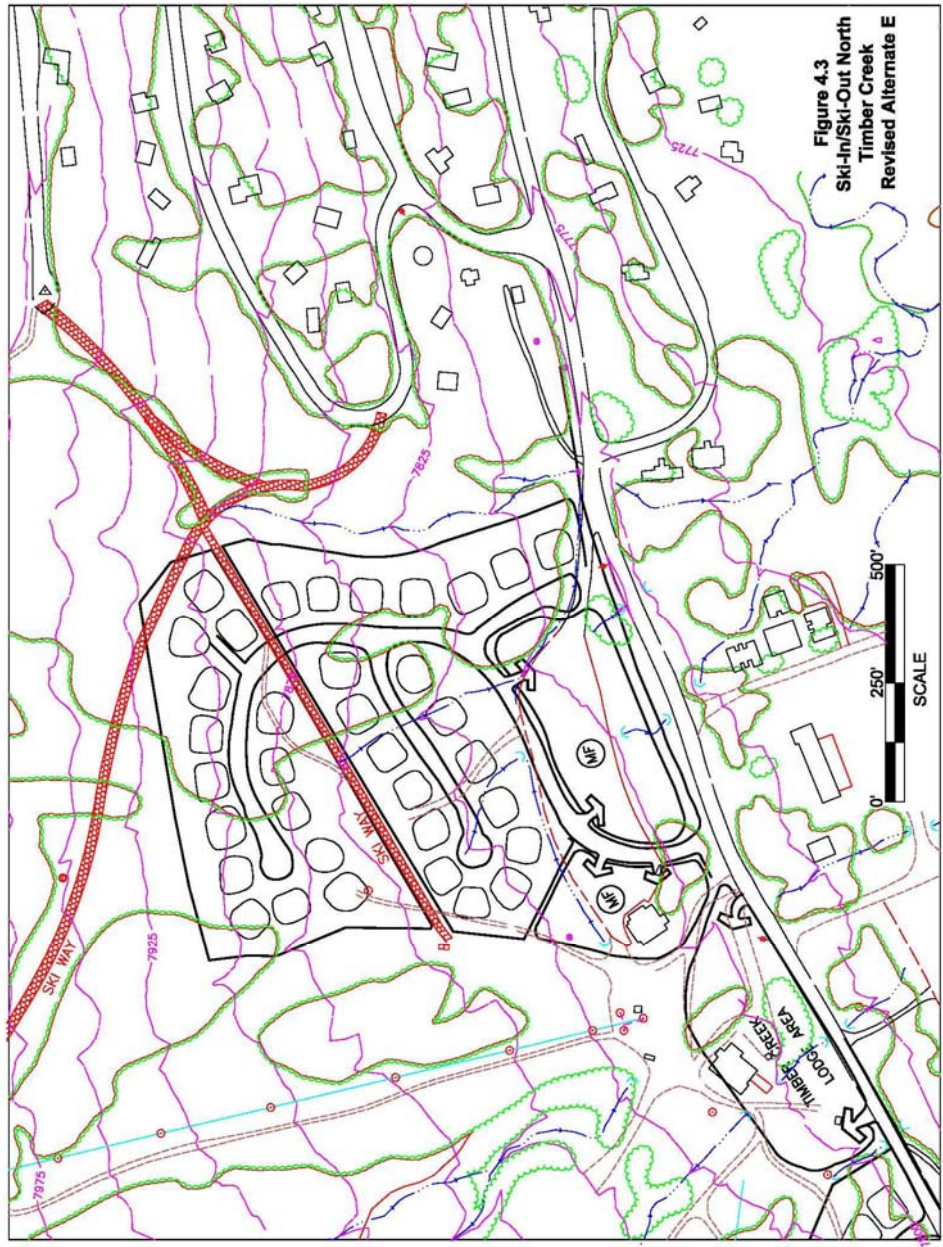


Photo 5. New multi-family unit in Timber Creek Development built adjacent to the southern boundary of proposed Martin Point development.



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

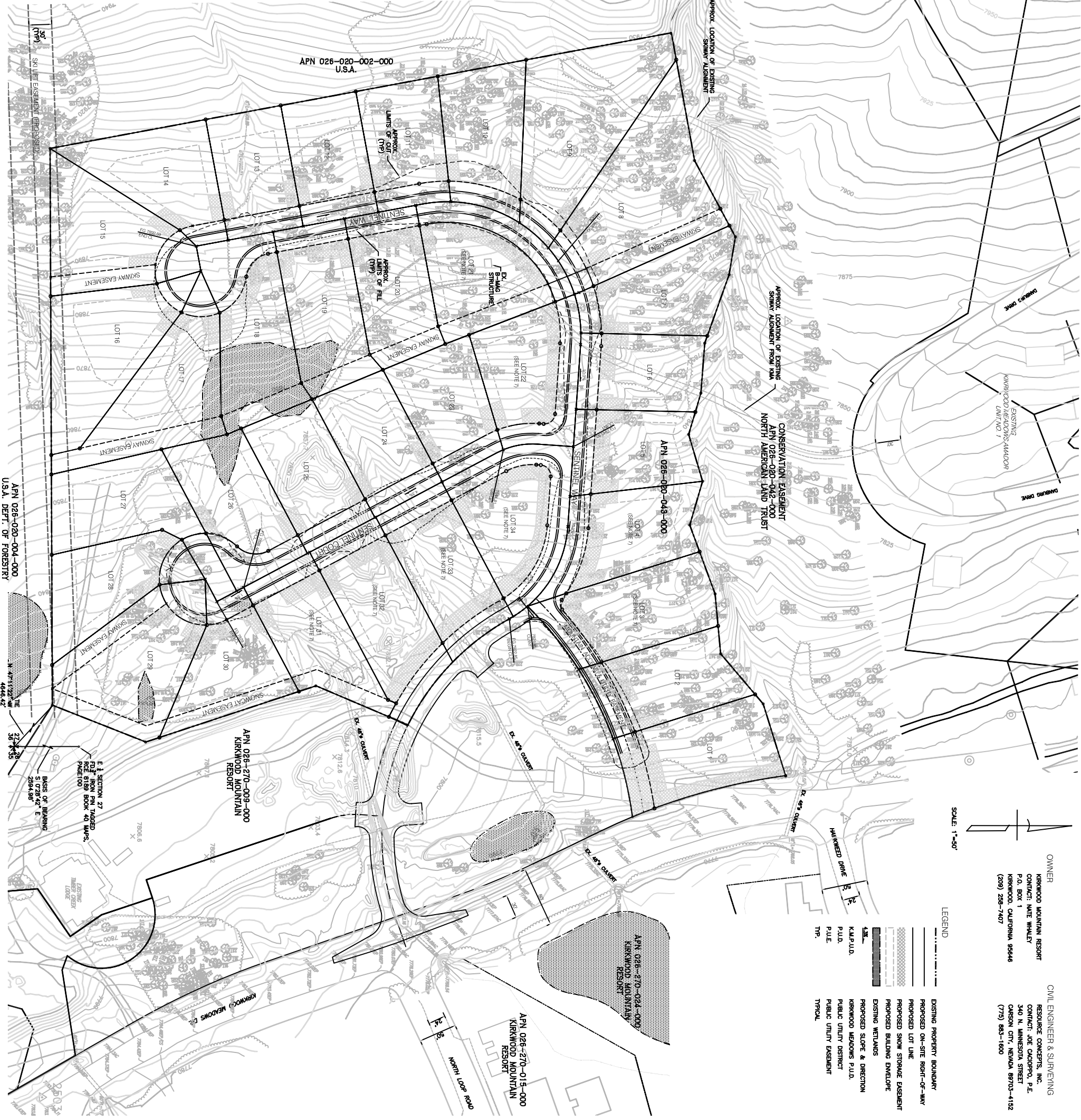


VICINITY MAP

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	0.39 AC
LOT 25	0.41 AC
LOT 26	0.47 AC
LOT 27	0.49 AC
LOT 28	0.41 AC
LOT 29	0.41 AC
LOT 30	0.41 AC
LOT 31	0.43 AC
LOT 32	0.49 AC
LOT 33	0.49 AC
LOT 34	0.59 AC
TOWNS	14.33 AC
TOTALS	294,307.9 SF

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-O".
  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. LANDSCAPE COURTESY BURNING THROUGH THE WATSON POINT DEVELOPMENT WILL BE RE-ALIGNED WITH THE ESTABLISHED COURTESY BURNING THROUGH THE WATSON POINT DEVELOPMENT AND OTHER CONDITIONS SHALL BE ESTABLISHED BASED ON THE FUTURE BURNING COURSE ALIGNMENTS.
  7. ACCESS SHALL BE RESTRICTED TO THE FOREMAN LOCATIONS SHOWN ON THESE PLANS. NO ACCESS SHALL BE PERMITTED ON SENTINEL WAY FROM LOTS 5, 11, 21, 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: APRIL 2, 2007  
DESIGNED: JEC  
DRAWN: JEC/RS  
CHECKED: JEC

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

SCALE: 1"=50'

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
- TYP.

1-800-643-2144  
www.rci-nv.com



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**  
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 P.O. BOX 11796  
 ZEPHYR COVE, NEVADA 89448  
 PHONE: 775-588-7500

**ALL INFORMATION IS TO BE USED AS A GUIDE ONLY. CONSULT THE ORIGINAL RECORD DRAWING FOR ALL DIMENSIONS AND NOTES.**

**CD**  
**Info you**  
**buy**

1-800-645-2144  
 800-645-2144  
 800-645-2144



Ruslan Bratan <rbratan@amadorgov.org>

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## RE: TAC Project Referral - SM 170 Martin Point - Resubmittal of Tentative Subdivision Map

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katherine@mokeriver.com <katherine@mokeriver.com>  
To: Ruslan Bratan <rbratan@amadorgov.org>  
Cc: Mara Feeney <marafeeney@gmail.com>

Mon, Sep 21, 2020 at 11:44 AM

Hey, Ruslan: Thanks for sending this along. Since the 2003 Kirkwood Specific Plan has to be consistent with the 2016 General Plan, how does the county plan to review the Kirkwood SP for consistency? There are a number of new policies in the 2016 GP that were *not* in the GP when the Kirkwood plan was adopted.

Also, there is new information since 2003 on traffic, fire, GHG emissions, etc, plus you have KMPUD's letter saying they likely do not have wastewater or propane supply capacity. How does the county plan to consider that new information in its CEQA review?

Best,  
Katherine

----- Original Message -----

Subject: TAC Project Referral - SM 170 Martin Point - Resubmittal of Tentative Subdivision Map  
From: Ruslan Bratan <rbratan@amadorgov.org>  
Date: Mon, September 21, 2020 11:29 am  
To: undisclosed-recipients;

Greetings,

Please see attached resubmittal of Tentative Subdivision Map #170, to be reviewed for completeness and environmental review on **Tuesday, October 6, 2020** at 3:00 PM by the Technical Advisory Committee, in the Board of Supervisors Chambers in the Amador County Administration Center, located at [810 Court St., Jackson, CA 95642](#).

Thank you,

**Ruslan Bratan**  
Planner | Amador County Planning Department  
[810 Court Street, Jackson, CA 95642](#)  
[rbratan@amadorgov.org](mailto:rbratan@amadorgov.org) | (209) 223-6332