

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: October 13, 2020

Item 1 - Request for a 6-year extension of time for Tentative Subdivision Map #180 (Timbercreek Townhomes) proposing the division of 1.26 acres into 16 townhome lots approximately 1,200 square feet in size. Phase One of the project, consisting of townhome lots 1 through 5 and a 0.32-acre common area, was recorded in 2015. Current expiration date for the approved Tentative Map is November 14, 2020. (APNs 026-310-007 and 026-310-008).

Applicant: Martin Point LLC (Nate Whaley, representative)

Supervisory District: 3

Location: Located at the intersection of Timber Creek Drive and Sentinels Way, west of Kirkwood Meadows Drive, in Kirkwood, CA.

A. General Plan Designation of Area: SP, Special Planning Area

B. Zoning District: PD-MF, Planned Development – Multi-family

C. Source of Water: Kirkwood Meadows Public Utilities District (KMPUD)

D. Sewage Disposal: Kirkwood Meadows Public Utilities District (KMPUD)

E. Background: The project was originally approved by the Planning Commission on April 8, 2014 and consisted of 21 townhome parcels and 5 common areas on 2.26 acres located on the west side of Kirkwood Meadows Drive. Phase one of the project, consisting of townhome lots 1 through 5 and a 0.32-acre common area, was recorded in 2015. The Tentative Map expired on April 8, 2017.

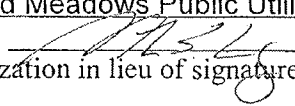
The applicants resubmitted the project on November 14, 2017 and the project was approved for a period of three years in order to complete the remaining 16 townhome lots and 4 common areas. The current approved tentative subdivision map will expire on November 14, 2020.

F. Planning Commission Action: The Planning Commission may:

1. Grant the requested extension of the expiration date for Tentative Subdivision Map No. 180, Timbercreek Townhomes up to a maximum of six years;
2. Deny the requested extension of the expiration date for Tentative Subdivision Map No. 180, Timbercreek Townhomes.

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

The following information shall be included with this application:

1. Parcel Map Number SM No 180
or Subdivision Name and Number Timber Creek Townhomes
2. Subdivider and/or Land Owner Martin Point LLC
Name Attn: Nate Whaley
Address PO Box 2, Kirkwood, CA 95646
Phone 209-210-7255
3. Surveyor Corey Kein, PLS (RO Anderson)
4. Assessor Plat Number 026-310-007 & 008
5. Existing Zoning District PD - MF
6. General Plan Classification Specific Plan
7. Date Application Submitted Resubmittal July 5, 2017
8. Proposed Use of Parcels residential
9. Special Use Districts (if applicable) Kirkwood Meadows Public Utility District
10. Source of Water Supply Kirkwood Meadows Public Utility District
11. Sewage Disposal System Kirkwood Meadows Public Utility District
12. Signature of Landowner/Applicant 
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor _____

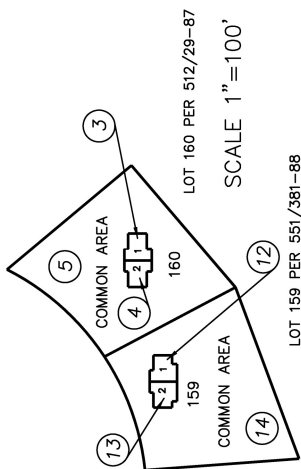
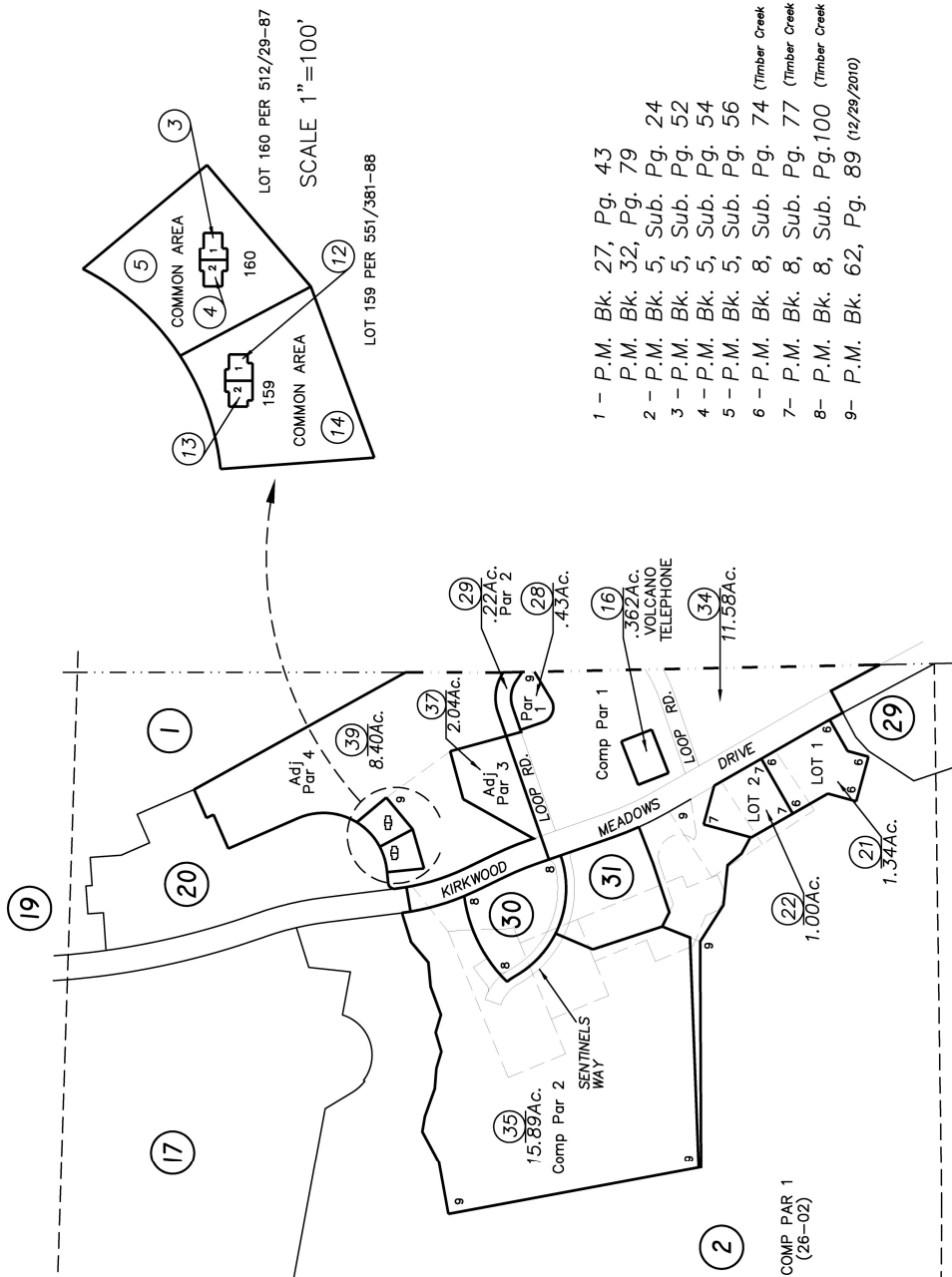
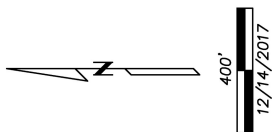
The following shall be included with this application:

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

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

26-27
FROM: 26-02

21|22
28 27



- 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. 5, 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.

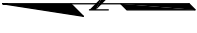
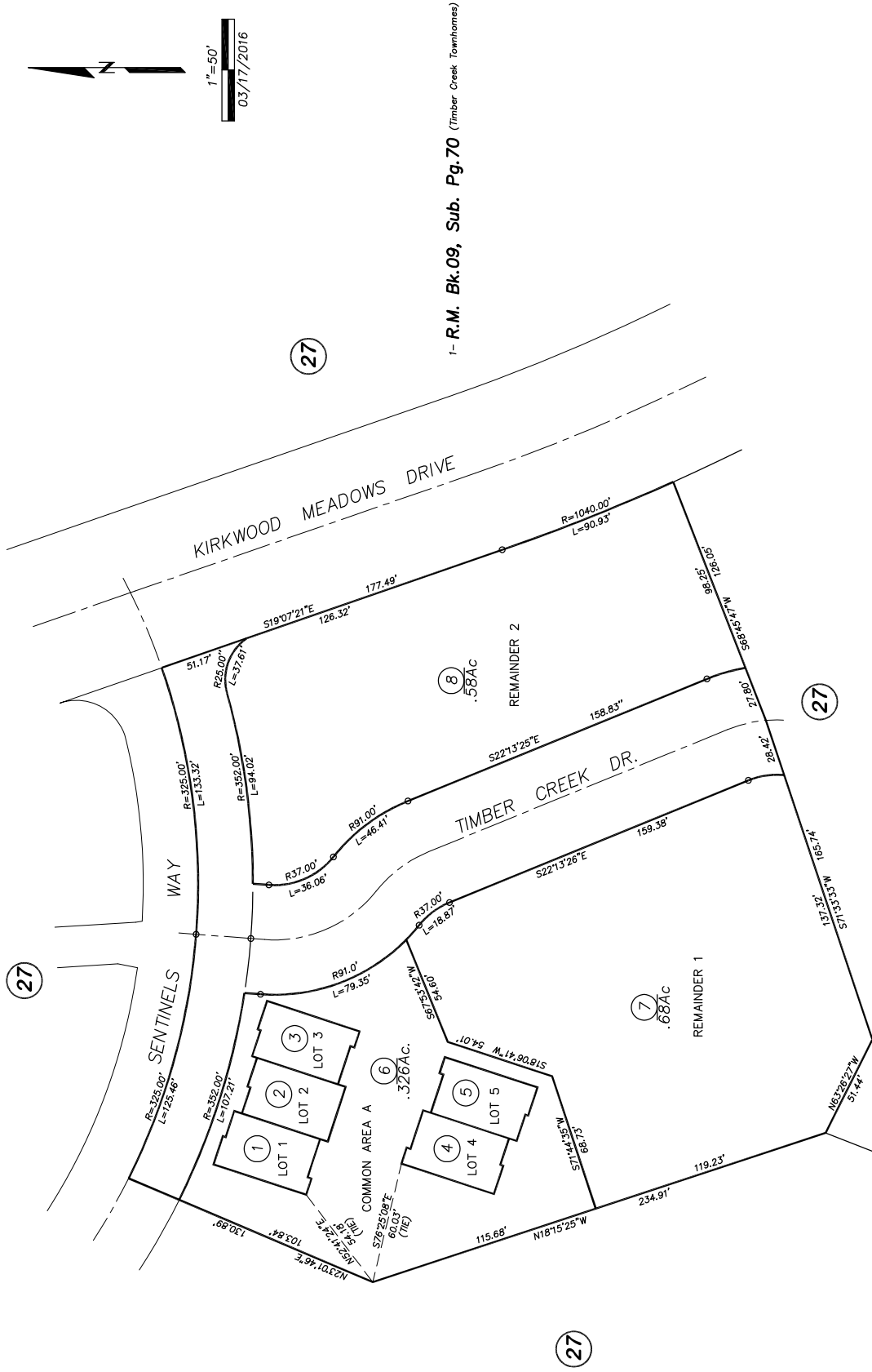
(39)

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

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

TAX AREA CODE
52-029

26-31
FROM: 26-27



1" = 50'
03/17/2016

1- R.M. Bk. 09, Sub. Pg. 70 (Timber Creek Townhomes)

Map changes become effective with the 2017-2018 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 its 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.

Kirkwood
Assessor's Map Bk. 26, Pg. 31
County of Amador, Calif.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Timber Creek Townhomes SM#180

Date Filed: _____ File No. _____

Applicant/ Martin Point LLC

Developer Attn: Nate Whaley Landowner Martin Point LLC

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

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

Assessor Parcel Number(s) 026-310-007 & 008

Existing Zoning District PD-MF

Existing General Plan 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 _____

Tri-TAC, County Planning

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

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

JUL - 5 2017

PLANNING DEPARTMENT

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

YES NO

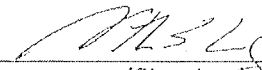
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of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

ENVIRONMENTAL SETTING

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

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

Date 6/29/2017



 (Signature)

For KPVI LLC

Amador County Environmental Information Form

**Project Description
Timber Creek Townhomes**

Written Project Description:

1. Site Size:

Proposed project is 2.26 acres (current parcels are 0.68 acres and 0.58 acres)

2. Square Footage of Existing /Proposed Structures

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

3. Number of Floors of Construction

Two / Three (end units have lofts)

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

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

5. Source of Water

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

6. Method of Sewage Disposal

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

7. Attach Plans

See attached plans.

Amador County Environmental Information Form
Project Description
Timber Creek Townhomes

8. Proposed Scheduling of Project Construction

Construction of 'Building A', the driveway serving Building A & B, and the roadway from Sentinel Way to the driveway were completed in 2016.

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

See #8 above.

10. Associated Projects

None.

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

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

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

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

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

Not applicable

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

Not applicable

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

Not applicable

Amador County Environmental Information Form
Project Description
Timber Creek Townhomes

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

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

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

None

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

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

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

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

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

Not anticipated.

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

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

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

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

Amador County Environmental Information Form
Project Description
Timber Creek Townhomes

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

None anticipated.

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

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

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

None

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

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

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

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

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

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

ENVIRONMENTAL SETTING

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

The project area has historically been used for resort parking and thus is already disturbed. There are no existing structures on the site. Photos are attached. The area and the parcels surrounding it have been extensively studied for cultural (e.g. Dougherty, 1996; Lindstrom, 2009), wildlife (e.g. Keyser 2004, 2005, 2008) and plant resources (e.g. Meyer,

Amador County Environmental Information Form
Project Description
Timber Creek Townhomes

1996; Basey, 2005). All studies (including, but not limited the examples) are on file with the County and confirm this project will not impact any sensitive resources. A geotechnical report for the area is already on file with the County (Geocon, Dec 2005). As noted below, this area is a subset of the Timber Creek Village Tentative Map approved March 8, 2005 and subsequently extended - adjacent projects within that map area include Sentinels West, Thunder Mountain Lodge and Timber Creek Lodge.

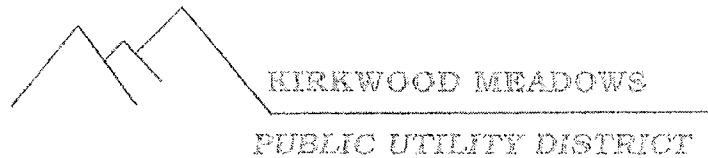
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development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

Surrounding properties include:

- A. the Sentinels West townhomes, a project of similar size and scale (18 units with 3 to 6 3-story, +/-2200sf units per building) to the north
 - B. the approved, but not constructed Martin Point single-family subdivision to the west
 - C. resort commercial facilities to the south ("Timber Creek Lodge")
 - D. Kirkwood Meadows Drive to the east (further to the east is resort parking and the resort maintenance area).
 - E. To the southwest is the resort ski area including Chair 9 and the ski-in access to the proposed project.
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).**

None / Not applicable.

September 18, 2013



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

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

Dear Nate:

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

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

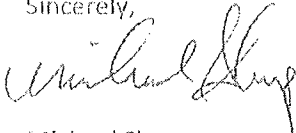
Prior to the insurance of any grading/building permit, you will be responsible to comply with the following District conditions:

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

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

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

Sincerely,



Michael Sharp
General Manager

RECEIVED
Amador County

JUL - 5 2017

PLANNING DEPARTMENT

Looking South Across Property
(Timber Creek Lodge beyond)

RECEIVED
Amador County

JUL - 5 2017

PLANNING DEPARTMENT



Looking East Across Property



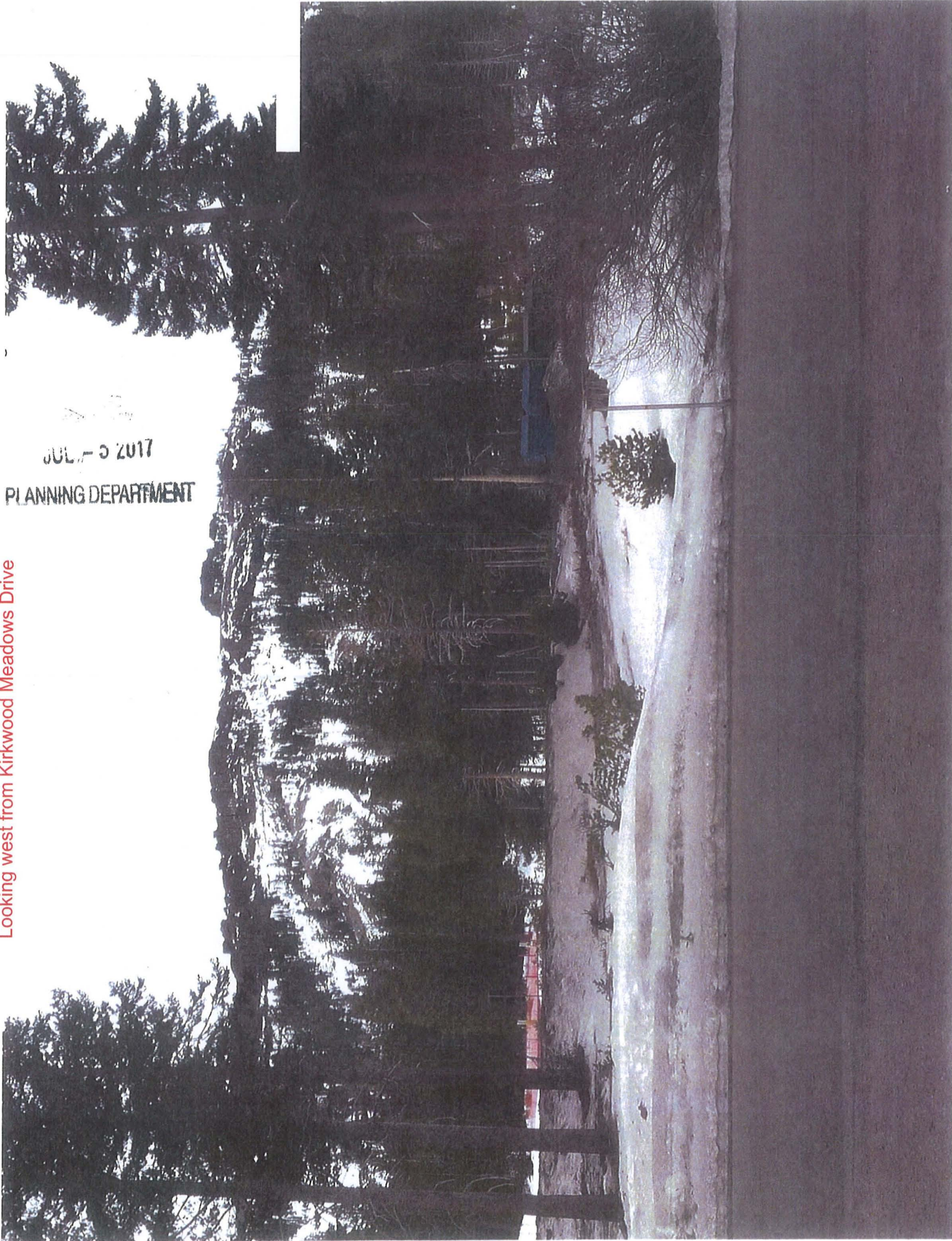
RECEIVED
Alameda County

JUL - 5 2017

PLANNING DEPARTMENT



Looking west from Kirkwood Meadows Drive



JUL 15 2017

PLANNING DEPARTMENT



Copyright © 2014 by Esri. All rights reserved. This is a proprietary technology and confidential information of Esri. It is not to be distributed, copied, or used in any form without the express written permission of Esri.

RECEIVED
Amador County
JAN 22 2014
PLANNING DEPARTMENT

Proposed Project
Area

JUL - 5 2017

PLANNING DEPARTMENT

Amador County Planning Department - 2014



Proposed Project
Area



JUL - 5 2017

PLANNING DEPARTMENT

FINAL SUBDIVISION MAP NO. 180 - PHASE 1 TIMBER CREEK TOWNHOMES

LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 27, T.10N., R.17E., M.D.M. OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF REAL PROPERTY SHOWN HEREON AS THE SUBDIVISION AND THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND IN THE DEED HEREBY.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

1. MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE EASEMENTS FOR USE AS A PUBLIC HIGHWAY OVER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED AS "ACCESS AND PUBLIC UTILITY EASEMENT" (P.U.E.) AND "TIMBER CREEK DRIVE"; AND
2. MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS A "ROAD AND UTILITY EASEMENT" OR "PUBLIC UTILITY EASEMENT" (P.U.E.) OR "ACCESS EASEMENT", AN EASEMENT FOR SAID COUNTY OR ITS DESIGNIES AT OPERATE, REPLACE, REPAIR, ENLARGE AND PROTECT FOR HAZARDOUS MATERIALS, STORM DRAINS, LINES OR PIPES, CONDUITS, CABLES, WIRES, POLES AND UTILITY SERVICE TO ANY PARCEL OR LOT INSIDE OR OUTSIDE OF SAID SUBDIVISION AND/OR TO ANY MAIN, TRUNK LINE, OR SYSTEM; AND
3. PROMISE, COVENANT AND AGREE TO AND WITH SAID COUNTY TO GRANT OR RESERVE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL PORTIONS OF SAID SUBDIVISION DESIGNATED AS "ACCESS AND PUBLIC UTILITY EASEMENT" TO THE RECORD OWNERS OF EACH LOT OR PARCEL IN SAID SUBDIVISION AT SUCH TIME AS SAID LOTS ARE SOLD OR TITLE CONVERTED AND THAT NONE SAID EASEMENT SHALL BE SOLD OR TRANSFERRED UNLESS EGRESS IS GRANTED OR RESERVED PRIOR TO OR CONCURRENT WITH SAID CONVEYANCE OR SALE (UNLESS SAID PORTIONS OF LAND HAS BEEN DEDICATED TO SAID COUNTY BY AN INSTRUMENT OF RECORDATION); AND
4. MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE EVERY PART OF SAID SUBDIVISION DESIGNATED AS "ACCESS AND PUBLIC UTILITY EASEMENT" TO THE RECORD OWNERS OF EACH LOT OR PARCEL IN SAID SUBDIVISION AT SUCH TIME AS SAID LOTS ARE SOLD OR TITLE CONVERTED AND THAT NONE SAID EASEMENT SHALL BE SOLD OR TRANSFERRED UNLESS EGRESS IS GRANTED OR RESERVED PRIOR TO OR CONCURRENT WITH SAID CONVEYANCE OR SALE (UNLESS SAID PORTIONS OF LAND HAS BEEN DEDICATED TO SAID COUNTY BY AN INSTRUMENT OF RECORDATION); AND
5. MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC EASEMENTS FOR SNOW STORAGE (SSS) SHOWN HEREON. THE PORTIONS HEREON COVERED BY SAID EASEMENTS SHALL BE KEPT CLEAR.

SAID OFFERS TO DEDICATE AND AGREEMENTS AND COVENANTS ARE MADE IN EFFECT UNTIL EXPRESSLY AND LAWFULLY ABANDONED AND SHALL CONTINUE IN EFFECT UNTIL EXPRESSLY AND LAWFULLY ABANDONED IN WRITING BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ALL SAID OFFERS TO DEDICATE, SHALL RETAIN THE RIGHT TO ACCEPT BY RESOLUTION ANY OR ALL OF SAID OFFERS AT ANY TIME HEREAFTER.

MARTIN POINT, LLC, a California Limited Liability Company

BY: NATHAN S. WHALEY FINANCIAL OFFICER
ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF CALIFORNIA

NOTARY PUBLIC

John M. Daly

02/22/2015

EXPIRATION DATE

SIGNATURE

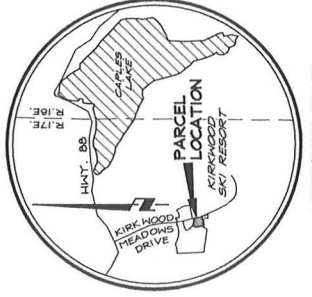
John M. Daly

PRINT NOTARY NAME

COUNTY OF COMMISSION

AMADOR COUNTY, CALIFORNIA

DEED REFERENCE: 2014-0008732 AND 2008-10435
DATE: FEBRUARY 16, 2015



TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, LOCAL TAXES OR LOCAL ASSESSMENTS AGAINST THE LAND INCLUDED IN THIS SUBDIVISION MAP AND THAT THERE ARE NO SPECIAL ASSESSMENTS NOT YET DUE OR PAYABLE.

MICHAEL E. RYAN
AMADOR COUNTY TAX COLLECTOR
DATE: 3-30-2015

CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

JENNIFER BURNS, HEREBY CERTIFY THAT I AM THE CLERK OF THE BOARD OF SUPERVISORS OF AMADOR COUNTY, CALIFORNIA, AND THAT THE BOARD, BEING THE PROPER APPROVING BODY, HAS ACCEPTED THE MAP OF FINAL SUBDIVISION MAP NO. 180, LANDS RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON AND OFFERED FOR DEDICATION FOR PUBLIC UTILITY PURPOSES. THE BOARD AT THIS TIME REJECTS ALL OTHER OFFERS OF DEDICATION APPEARING ON THIS MAP. SUCH OFFERS MAY BE CERTIFY THAT THE EASEMENT LISTED AS ABANDONED ON PER THIS MAP IS HEREBY ABANDONED PER SECTION 66499.20(1/2) OF THE SUBDIVISION MAP ACT.

JENNIFER BURNS
CLERK OF THE BOARD OF SUPERVISORS
DATE: 4-17-15

COUNTY CLERK'S STATEMENT

I HEREBY STATE THAT ALL PROVISIONS OF CHAPTER 2, DIVISION 4, PART 2 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, RELATIVE TO THE DEPOSIT OF RECORDS OF THIS MAP BY THE BOARD OF SUPERVISORS OF AMADOR COUNTY HAVE BEEN COMPLIED WITH.

KIMBERLY L. GRADY
AMADOR COUNTY CLERK
DATE

COUNTY SURVEYOR'S STATEMENT

I, GEORGE E. ALLEN, HAVE EXAMINED THIS SUBDIVISION MAP. THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED CHANGES SHOWN HEREON ON THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS OF AMADOR COUNTY. I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.



George E. Allen
AMADOR COUNTY SURVEYOR
DATE: March 30, 2015

SURVEYOR'S STATEMENT

I, CORY J. KLEINE, HEREBY STATE THAT THIS MAP WAS PREPARED BY ME, UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND A BOARD ORDERING 2015. I HEREBY STATE THAT THIS FINAL MAP IS SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP THAT THE DOCUMENTS AND THAT THE CHARACTER SHOWN AND OCCUPY THAT POSITION INDICATES AND THAT THE SURVEY TO BE RETRACTED. SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.



CORY J. KLEINE, P.L.S. 8667
DATE: 3/01/15

BASIS OF BEARING

THE NORTH LINE OF TRACT 1 AS SHOWN ON THE RECORD OF SURVEY FILED FOR RECORD FEBRUARY 26, 2014 IN THE OFFICE OF RECORDER, EL PASO COUNTY, BOOK 34 OF RECORDS OF RECORD, PAGE 47, AND BEING N89T50'55\".

ABANDONMENTS

THE FOLLOWING EASEMENT IS ABANDONED WITH THE RECORDING OF THIS MAP.
1. A PORTION OF THE 10' P.U.E. ALONG SENTINELS WAY PER BOOK 62 OF SUBDIVISION MAPS, PAGE 84, NEW P.U.E.'S DEDICATED ALONG SENTINELS WAY ARE NOTED ON THIS MAP.

COUNTY RECORDER'S STATEMENT

FILED THIS 12th DAY OF MAY 2015, AT 2:30 PM. IN BOOK 9 OF SUBDIVISION MAPS AT PAGE 69 AT THE REQUEST OF THE AMADOR COUNTY CLERK, TITLE TO LAND INCLUDED IN THIS SUBDIVISION MAP BEING VESTED AS PER CERTIFICATE NO. 1109 ON FILE IN THIS OFFICE.

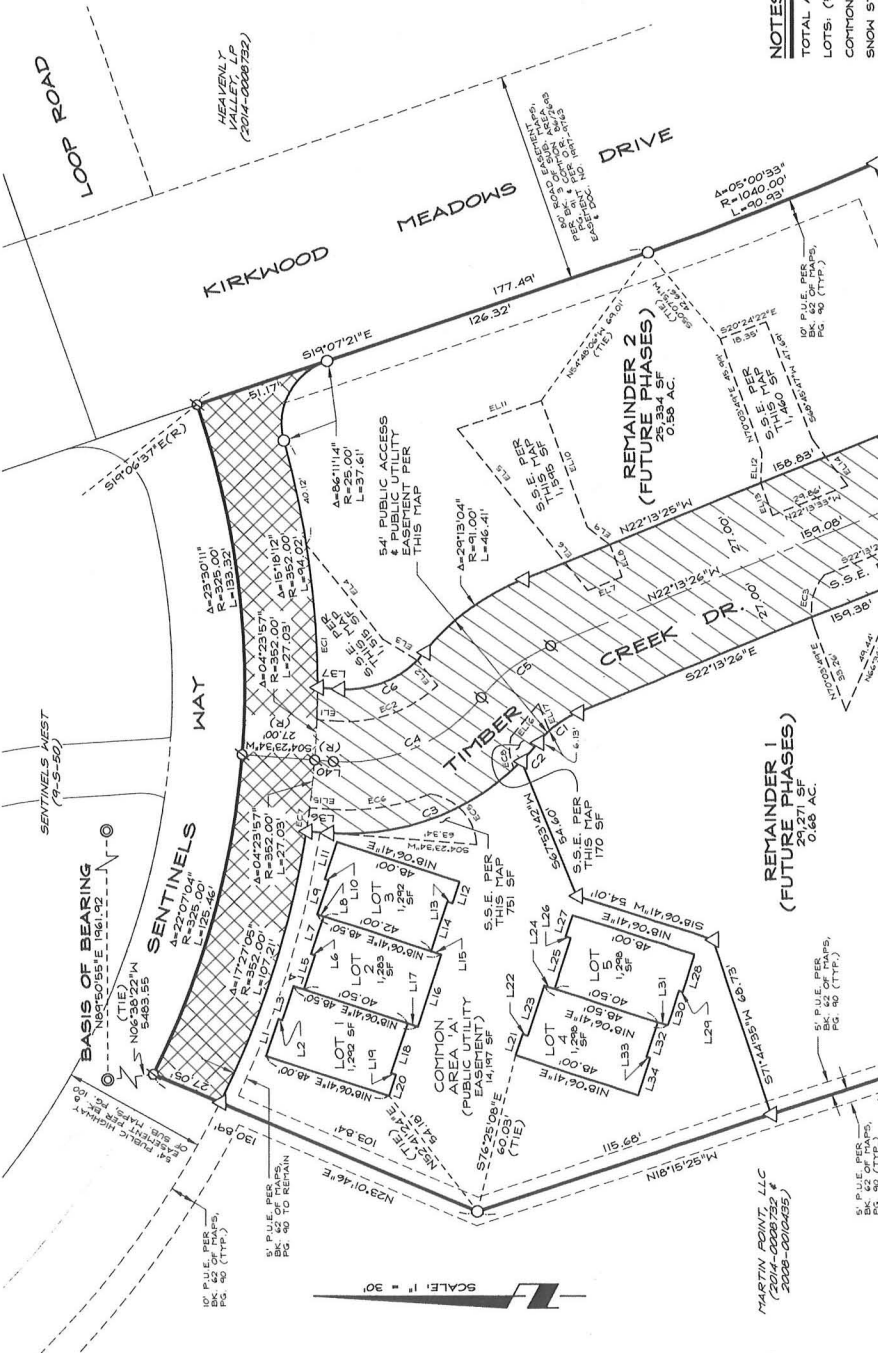
Kimberly L. Grady
KIMBERLY L. GRADY
AMADOR COUNTY RECORDER

INSTRUMENT NO. 2015-0003962

R O Anderson
NEVADA
P.O. Box 22268
Las Vegas, NV 89122
P 702.732.5223
F 702.732.5224
1510-014711246g

CURVE TABLE			LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING
C1	A=2913'04"	37.00'	18.87'	L1	S71°53'19"E
C2	A=05°52'27"	91.00'	9.33'	L2	S18°06'41"W
C3	A=49°15'39"	91.00'	79.35'	L3	S71°53'19"E
C4	A=55°50'04"	64.00'	62.37'	L4	S18°06'41"W
C5	A=2913'04"	64.00'	32.64'	L5	S71°53'19"E
C6	A=55°50'05"	37.00'	36.06'	L6	N18°06'41"E
C7	A=27°43'19"	37.00'	17.90'	L7	S71°53'19"E
C8	A=17°36'52"	64.00'	19.16'	L8	N18°06'41"E
C9	A=12°45'34"	91.00'	20.27'	L9	S71°53'19"E

CURVE TABLE			EASEMENT LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING
E1	A=04°23'57"	7.21'	0.82'	L10	S71°53'19"E
E2	A=84°11'14"	25.00'	8.36'	L11	S71°53'19"E
E3	A=17°36'52"	64.00'	19.16'	L12	N71°53'19"W
E4	A=12°45'34"	91.00'	20.27'	L13	N18°06'41"E
E5	A=55°50'04"	64.00'	62.37'	L14	N71°53'19"W
E6	A=2913'04"	64.00'	32.64'	L15	N18°06'41"E
E7	A=55°50'05"	37.00'	36.06'	L16	N71°53'19"W
E8	A=27°43'19"	37.00'	17.90'	L17	N18°06'41"E
E9	A=17°36'52"	64.00'	19.16'	L18	N71°53'19"W
E10	A=12°45'34"	91.00'	20.27'	L19	S18°06'41"W
E11	A=04°23'57"	7.21'	0.82'	L20	N71°53'19"W
E12	A=84°11'14"	25.00'	8.36'	L21	S71°53'19"E
E13	A=17°36'52"	64.00'	19.16'	L22	S18°06'41"W
E14	A=12°45'34"	91.00'	20.27'	L23	S71°53'19"E
E15	A=55°50'04"	64.00'	62.37'	L24	S18°06'41"W
E16	A=2913'04"	64.00'	32.64'	L25	S71°53'19"E
E17	A=55°50'05"	37.00'	36.06'	L26	S18°06'41"W
E18	A=27°43'19"	37.00'	17.90'	L27	S71°53'19"E
E19	A=17°36'52"	64.00'	19.16'	L28	N71°53'19"W
E20	A=12°45'34"	91.00'	20.27'	L29	N18°06'41"E
E21	A=04°23'57"	7.21'	0.82'	L30	N71°53'19"W
E22	A=84°11'14"	25.00'	8.36'	L31	N18°06'41"E
E23	A=17°36'52"	64.00'	19.16'	L32	N71°53'19"W
E24	A=12°45'34"	91.00'	20.27'	L33	S18°06'41"W
E25	A=55°50'04"	64.00'	62.37'	L34	N71°53'19"W
E26	A=2913'04"	64.00'	32.64'	L35	N18°06'41"E
E27	A=55°50'05"	37.00'	36.06'	L36	N18°06'41"E
E28	A=27°43'19"	37.00'	17.90'	L37	N18°06'41"E
E29	A=17°36'52"	64.00'	19.16'	L38	N18°06'41"E
E30	A=12°45'34"	91.00'	20.27'	L39	N18°06'41"E



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

LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 27, T.10N., R.17E., M.D.1M. AMADOR COUNTY, CALIFORNIA

SCALE: 1" = 30'

SCALE: 1" = 30'

- LEGEND**
- FOUND 1/4 CORNER, 3/4" ROD, NO TAG
 - FOUND 3/4" IRON ROD, RCE 8189
 - FOUND 5/8" REBAR, LS 4327
 - CALCULATED POSITION, NOTHING FOUND OR SET
 - SET 5/8" REBAR WITH PLASTIC CAP PLS 8667
 - (S.S.E.) SNOW STORAGE EASEMENT
 - (P.U.E.) PUBLIC UTILITY EASEMENT
 - (R.) RADIAL BEARING

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

NOTES

TOTAL AREA: 2.26 AC./98,248 SF

LOTS: (5) 6,643 SF

COMMON STORAGE EASEMENT AREA: 7,431 SF

THIS IS HEREBY GRANTED FOR AND, ACROSS THE ENTIRE COMMON STORAGE EASEMENT AREA, A PUBLIC UTILITY EASEMENT FOR THE PRESENT OF WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE TV, AND MAILBOXES.

ABANDONED UNDERGROUND EFFLUENT DISPOSAL LEACH LINES MAY BE PRESENT WITHIN THE BOUNDARIES OF THIS MAP.

RO Anderson
MARIAN ROANDERSON, CLU
1600 Sunnyside Ave
Folsom, CA 95630
P 916.252.7254
F 916.252.7254

MARSH POINT, LLC
(2014-0008752 & 2008-0010435)

SENTINELS WEST
(7-S-90)

HEAVENLY VALLEY, LP
(2014-0008752)

MASTIN POINT, LLC
(2014-0008752 & 2008-0010435)

SENTINELS WEST
(7-S-90)

TENTATIVE SUBDIVISION MAP
FOR
TIMBERCREEK TOWNHOMES
OF A PORTION OF
PARCEL 6
(PER BK. 62 OF SUB. MAPS, PG. 90)
FOR
MARTIN POINT, LLC

SCALE: 1" = 40'
SHEET 1 OF 1

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

1510-014
1510-014TT1.dwg
01/17/14

NOTES:
AERIAL DATA SHOWN AS PER
FLIGHT DATED 11/01/2011.
FLIGHT MAPPING SCALE: 1"=100'

OWNER/APPLICANT: MARTIN POINT, LLC
P.O. BOX 2
KIRKWOOD, CA 95646
ATTN: NATHAN S. WHALEY
FAX: 209-255-7421
E-MAIL: NWHALEY@KIRKWOODCP.COM

SURVEYOR: R.O. ANDERSON ENGINEERING, INC.
P.O. BOX 2229
MINDEN, NV 89423
ATTN: CORY J. KLEINE, P.L.S.
PHONE: 775-762-2322

PURPOSE OF SUBDIVISION MAP: TO CREATE A 21-UNIT PHASED TOWNHOME AND COMMON INTEREST COMMUNITY (PHASING PROPOSED AS SHOWN)

ASSESSOR PARCEL NUMBERS: 026-270-033

TOTAL AREA BEING DIVIDED: 2.26 ACRES

TOTAL NUMBER OF UNITS: 21

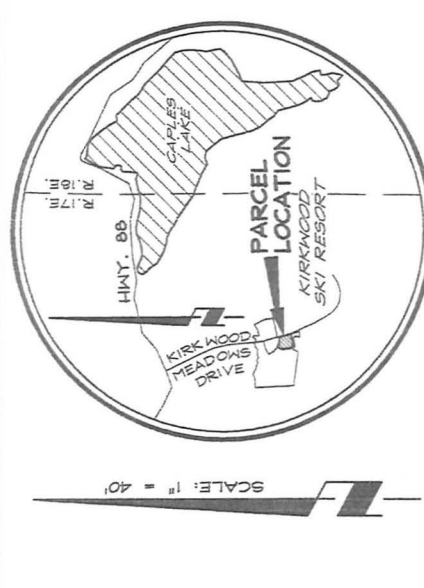
SEWER & WATER SERVICE: K.M.P.U.D.

GENERAL PLAN: SPECIAL PLANNING AREA (SP)

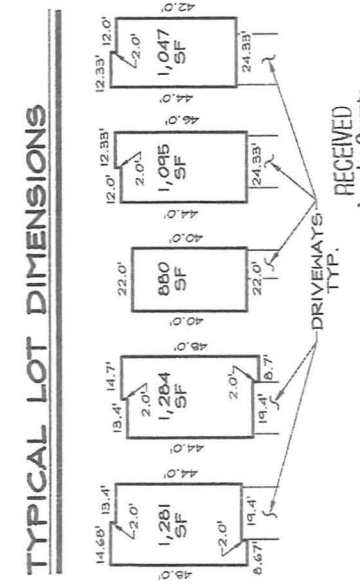
CURRENT ZONING: PLANNED DEVELOPMENT (PD)



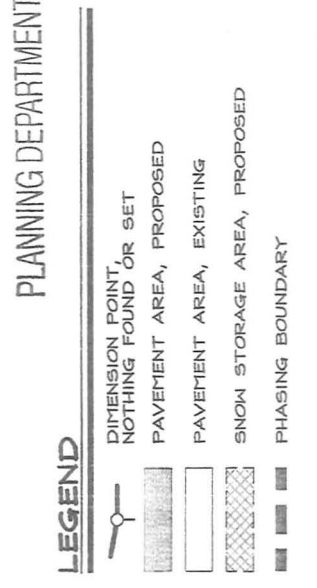
1-17-14



VICINITY MAP
NO SCALE



TYPICAL LOT DIMENSIONS



LEGEND

BASIS OF BEARING
N18°15'53"W --- THE WESTERLY LINE OF PARCEL 6,
MAP NO. 2821, PER BK. 62 OF MAPS & PLATS, PG. 90

RECEIVED
AMADOR COUNTY
PLANNING DEPARTMENT
JAN 22 2014

DRIVEWAYS TYP.

SEWER EASEMENT PER DOC. NO. 2008-1094

SEWER EASEMENT PER DOC. NO. 2007-994 & 12642

10' P.U.E. PER BK. 62 OF MAPS, PG. 90

10' P.U.E. PER BK. 62 OF MAPS, PG. 90

10' P.U.E. PER BK. 62 OF MAPS, PG. 90

10' P.U.E. PER BK. 62 OF MAPS, PG. 90

10' P.U.E. PER BK. 62 OF MAPS, PG. 90

10' P.U.E. PER BK. 62 OF MAPS, PG. 90

10' P.U.E. PER BK. 62 OF MAPS, PG. 90

10' P.U.E. PER BK. 62 OF MAPS, PG. 90

- | | |
|---|----------------------|
| 1. GIS List. <u>300</u> ft. Plus _____
(Distance) (Special Instructions: e.g. to end of access road) | Initial
<u>RB</u> |
| 2. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or "SPECIAL INSTRUCTIONS." | <u>RB</u> |
| 3. Project Applicant and Representative(s), if applicable. | <u>RB</u> |
| 4. Checked Project file cover for agency distribution. | <u>RB</u> |
| 5. Checked inside file for special requests for notification. | <u>RB</u> |
| 6. Checked old notification list for additional notification. | <u>RB</u> |
| 7. Other - Specify:
<u>Kmpu D, KCA</u> | |

AFFIDAVIT OF SERVICE BY MAIL

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding SM 180 Extension Request (026-310-007 & 008) by placing copies in 20 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on September 18, 2020 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on September 18, 2020

Signed 

Witness 