

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

**Item 2 - Request for a 6-year extension of time for Tentative Subdivision Map #143 Palisades Unit 6, submitted by KP-VI, LLC, proposing to subdivide approximately 8.1 acres into 21 single-family lots in the 2003 Kirkwood Specific Plan area. Current expiration date for the approved Tentative Map is November 14, 2020. (APN: 026-020-046).**

**Applicant:** KP-VI, LLC (Nate Whaley, representative)

**Supervisory District:** 3

**Location:** Just west of the intersection of Palisades Drive and Olympic Court, approximately 400 feet west of Kirkwood Meadows Drive (APN 026-020-046).

- A. General Plan Designation of Area:** SP, Special Planning Area
- B. Zoning District:** PD-SR, Planned Development – Single-family/Duplex Residential
- 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 Board of Supervisors on November 8, 2005, and consists of 21 single-family lots ranging in size from .022 acres to 0.57 acres located on the west side of Kirkwood Meadows Drive.

The tentative map has the following history of expiration dates:

- Original expiration date - November 8, 2008
- Legislative extension SB 1185 - November 8, 2009
- Local five-year extension - November 8, 2014
- Legislative extension AB 116 - November 8, 2016
- Local one-year extension - November 8, 2017
- Resubmission and three-year approval- November 14, 2017
  - Current expiration date: November 14, 2020
  - Proposed expiration date: November 14, 2026

The applicant(s) resubmitted the project in 2017 with a three-year extension, with current expiration on November 14, 2020.

- F. Planning Commission Action:** The Planning Commission can make a decision on the tentative subdivision map extension request and may:
  1. Grant the requested extension of the expiration date for Tentative Subdivision Map #143 Palisades Unit 6 for up to a maximum of six years; or
  2. Deny the requested extension of the expiration date for Tentative Subdivision Map #143 Palisades Unit 6.

RECEIVED

SEP 15 2020

AMADOR COUNTY  
PLANNING DEPARTMENT

August 24, 2020

Amador County Planning Commission  
810 Court Street  
Jackson, CA  
95642

SUBJECT: Tentative Subdivision Map #143 (Palisades 6) Extension Request

Dear Commissioners:

With this letter KPV, LLC is requesting a six (6) year extension for the Tentative Subdivision Map #143: Palisades Unit 6. Due to the recent economic slow down amidst the current Covid 19 pandemic, construction within Kirkwood Valley has come to a near halt. The development of Palisades Unit 6 is temporarily put on hold until the economy begins to recover.

The Tentative Subdivision Map #143: Palisades Unit 6 has the following history of expiration dates:

- Original expiration date – November 8, 2008
- Legislative extension SB 1185 – November 8, 2009
- Local five-year extension – November 8, 2014
- Legislative extension AB 116 – November 8, 2016
- Local one-year extension – November 8, 2017

On November 14, 2017, the tentative subdivision map was resubmitted and approved for a period of three years. The current approved tentative subdivision map will expire on November 14, 2020.

Therefore, KP-VI, LLC is requesting an additional six (6) extension, extending approval of the tentative subdivision map to November 14, 2026.

Thank you for your review and consideration.

Sincerely,

KPV LLC

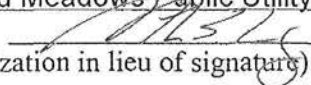


Nate Whaley

Copy: Joanne Michael, Resource Concepts, Inc.

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

The following information shall be included with this application:

1. Parcel Map Number Subdivision Map No. 143  
or Subdivision Name and Number Palisades Unit No. 6
2. Subdivider and/or Land Owner KPVI LLC  
Name Attn: Nate Whaley  
Address P.O. Box 2, Kirkwood, CA 95646  
Phone 209-210-7225
3. Surveyor Sheldon Land Surveyors
4. Assessor Plat Number 026-020-046
5. Existing Zoning District PD-SR
6. General Plan Classification Specific Plan
7. Date Application Submitted Resubmittal on July 5, 2017
8. Proposed Use of Parcels single family 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.

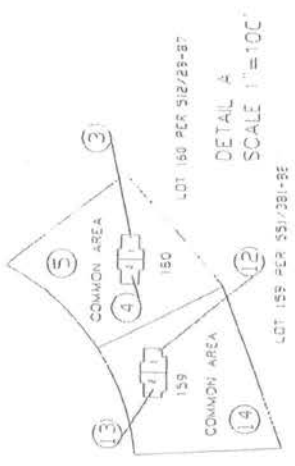
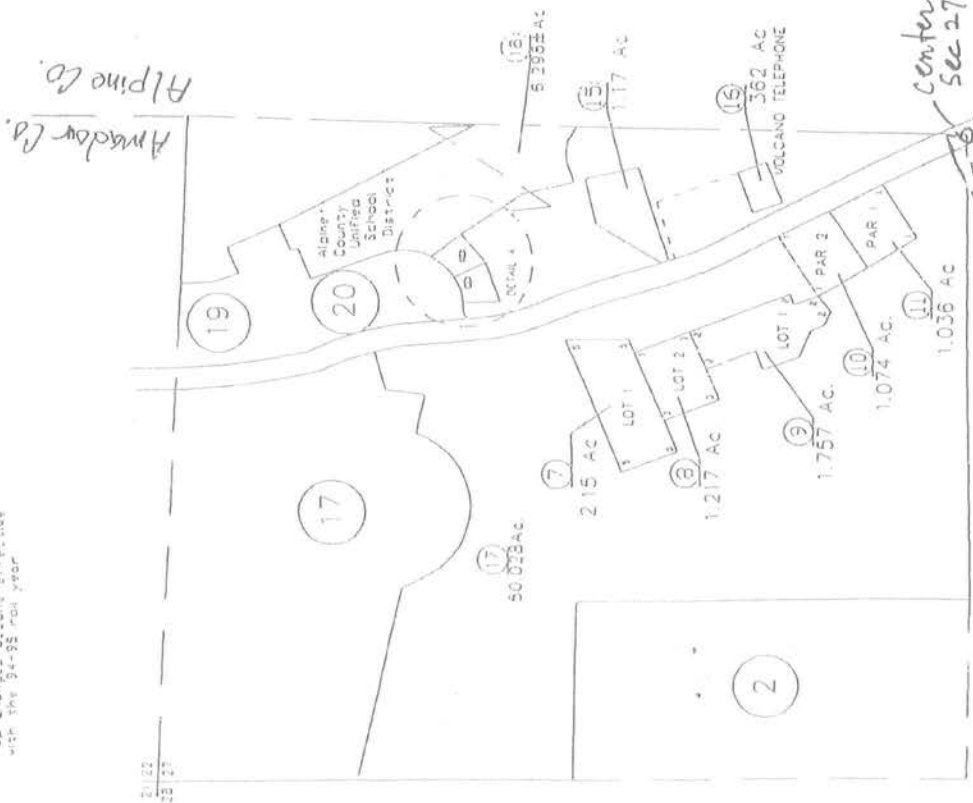
26-27

Tax Area Code  
52-029

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

This Map was Prepared For  
as  
nt Purposes Only. No  
is Assured For The  
Accuracy Of The Data Diligence  
is Required.

Map changes become effective  
with the 94-95 roll year.



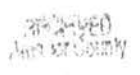
- 1 - P.M. Bk 27, Pg 43
- 2 - P.M. Bk 32, Pg 79
- 3 - P.M. Bk. 5, Sub. Pg. 24
- 4 - P.M. Bk. 5, Sub. Pg. 52
- 5 - P.M. Bk. 5, Sub. Pg. 54
- 6 - P.M. Bk. 5, Sub. Pg. 56

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

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

PLANNING DEPARTMENT

JUL - 5 2017



(17)

**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: Palisades Unit 6

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

Applicant/

Developer Attn: Nate Whaley Landowner KPVI LLC

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

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

Assessor Parcel Number(s) 026-020-7225

Existing Zoning District PD-SR

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.

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

YES NO

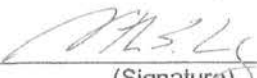
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of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

**ENVIRONMENTAL SETTING**

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

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

Date 6/29/2017

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

# Amador County Environmental Information Form

## Project Description Palisades Unit 6 Single family subdivision

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

### 1.

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

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

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

### 2.

There are no existing structures for habitation on the proposed development.

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

### 3,4.

Not applicable, no building construction proposed.

### 5,6.

All development in Kirkwood will be served by Kirkwood Meadows Public Utility District for water, sewer, propane and electricity, and Volcano Communications for telephone and cable TV.

### 7,8,9

No plans for specific building development exist. As single-family lots, the ultimate owner is the source of building plans. It is assumed that construction of various single-family homes, on the building envelopes as identified in the tentative map, will take place over

Amador County Environmental Information Form  
Project Description  
Palisades Unit 6 Single family subdivision

the next 3 to 5 years. The development is subject to a variety of tiered regulations and guidelines. The Kirkwood Specific Plan as approved in Amador and Alpine counties in summer of 2003 is the overall controlling document. Development is also under the applicable County and State regulations, the CC&R's and design guidelines of its own Homeowners association, and under the overall jurisdiction of the Kirkwood Community Association.

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

**10.**

**Associated Projects**

The relocation and upgrade of Kirkwood's hole-in-the-wall ski lift (Chair 7) was completed in 2005 concurrent with early development of Timber Creek Village multi-family and commercial development immediately north. Additional associated activity is the completion of Palisades 5 subdivision.

Chair 7 was relocated and upgraded to a newer, faster system in 2005. Neither project physically depends on the other for completion. The prime reasons for relocating the Chair are to increase its capacity to move skiers uphill, better position it for access to the ultimate replacement for the existing Timber Creek Lodge, move the chair alignment off the northern most lots of Palisades 5. Relocation of the Chairlift will make skier traffic move more efficiently both on the snow and to/from the parking areas.

Palisades Unit 6 is a planned, logical next phase extension of the Palisades/ski in/ski out south development as shown in the 2003 Kirkwood Specific Plan. The approval of the development in the area is known as Revised Alternate E, as analyzed in the Kirkwood Specific Plan EIR.

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

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

**16.**

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



**Amador County Environmental Information Form**  
**Project Description**  
**Palisades Unit 6 Single family subdivision**

**17.**

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

**18.**

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

**19.**

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

**20.**

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

**21.**

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

**22.**

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

This disturbance was evaluated in the Kirkwood Specific Plan EIR, and the conclusion was that by replacement with a higher quality wetland feature, this impact could be mitigated to less than significant. Kirkwood has completed mitigation as required by the Army Corps

Amador County Environmental Information Form  
Project Description  
Palisades Unit 6 Single family subdivision

of Engineers by constructing replacement wetland areas in the meadow, adjacent/connected to existing wetlands.

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

**23.**

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

**24.**

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

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

**25.**

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

**26.**

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

**27.**

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

**28.**

Although the Project itself is not related to a larger project or series of projects that can be accurately identified at present, it will create the possibility for 21 more single -family

Amador County Environmental Information Form  
Project Description  
Palisades Unit 6 Single family subdivision

homes in Kirkwood. In that way, it can be seen as related to a future change in use from the current use.

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

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

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

**29.**

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

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

**30.**

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

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

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

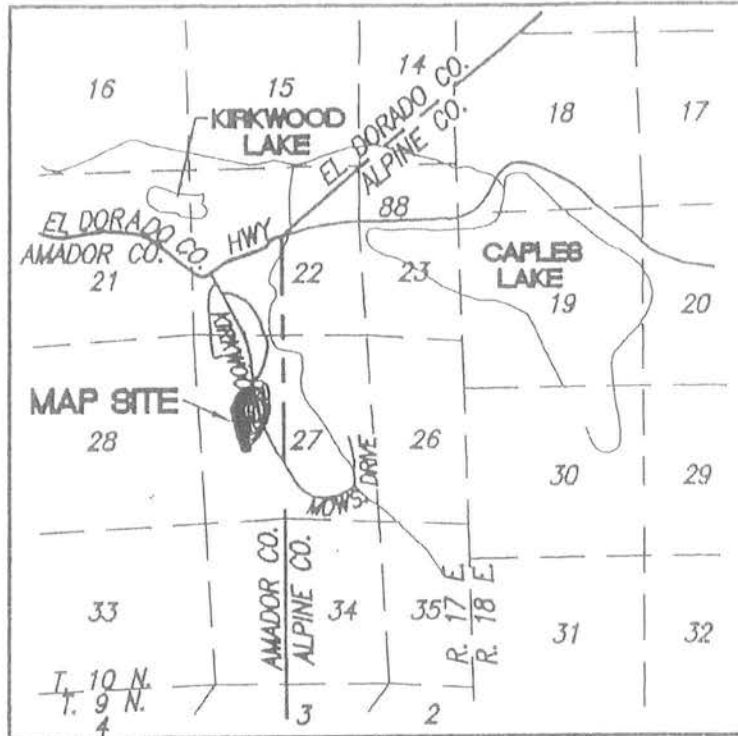
Due south lies open space, used for recreational purposes like hiking, skiing etc. The proposed Palisades unit 6 will be immediately west of Palisades 5.

*See pictures attached for reference*

Amador County Environmental Information Form  
Project Description  
Palisades Unit 6 Single family subdivision

**31.**

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



**Palisades Unit 6 Vicinity Map**

**OWNER:**

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

**SURVEYOR:**

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

**GENERAL PLAN DESIGNATION:**

SP

**CURRENT ZONING:**

PD

APPROVED  
 Board of Supervisors

JUL - 5 2017

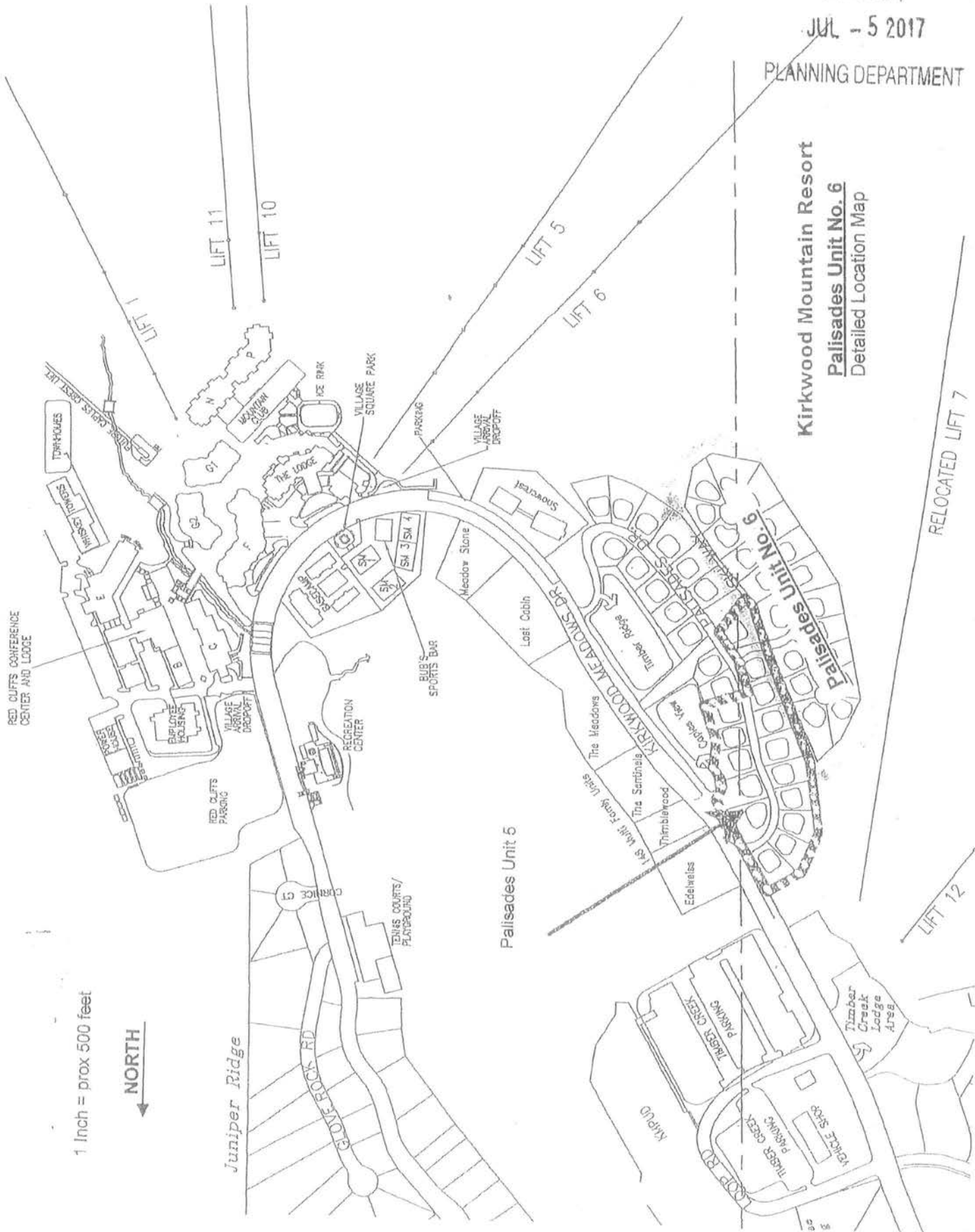
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**Kirkwood Mountain Resort  
Palisades Unit No. 6  
Detailed Location Map**



1 Inch = prox 500 feet

**NORTH**  
↓

LIFT 11  
LIFT 10

LIFT 5  
LIFT 6

RELOCATED LIFT 7

LIFT 12

Juniper Ridge

GLOVE ROCK RD

Palisades Unit 5

Palisades Unit No. 6

RED CLIFFS CONFERENCE CENTER AND LODGE

TORRHOUSES

SEMI-DETACHED HOUSING

EMPLOYEE HOUSING

VILLAGE ARRIVAL DROPOFF

RECREATION CENTER

TENNIS COURTS/PLAYGROUND

RED CLIFFS PARKING

THE LODGE

ICE RINK

VILLAGE SQUARE PARK

PARKING

VILLAGE ARRIVAL DROPOFF

MEADOW STONE

LOST CABIN

SNOOWATER

SPORTS BAR

MEADOWS

THE MEADOWS

THE SCANDINAVIA

TRIMBLEWOOD

EDENWELLS

TRIMBLEWOOD

TRIMBLEWOOD

TRIMBLEWOOD

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RED CLIFFS CONFERENCE CENTER AND LODGE

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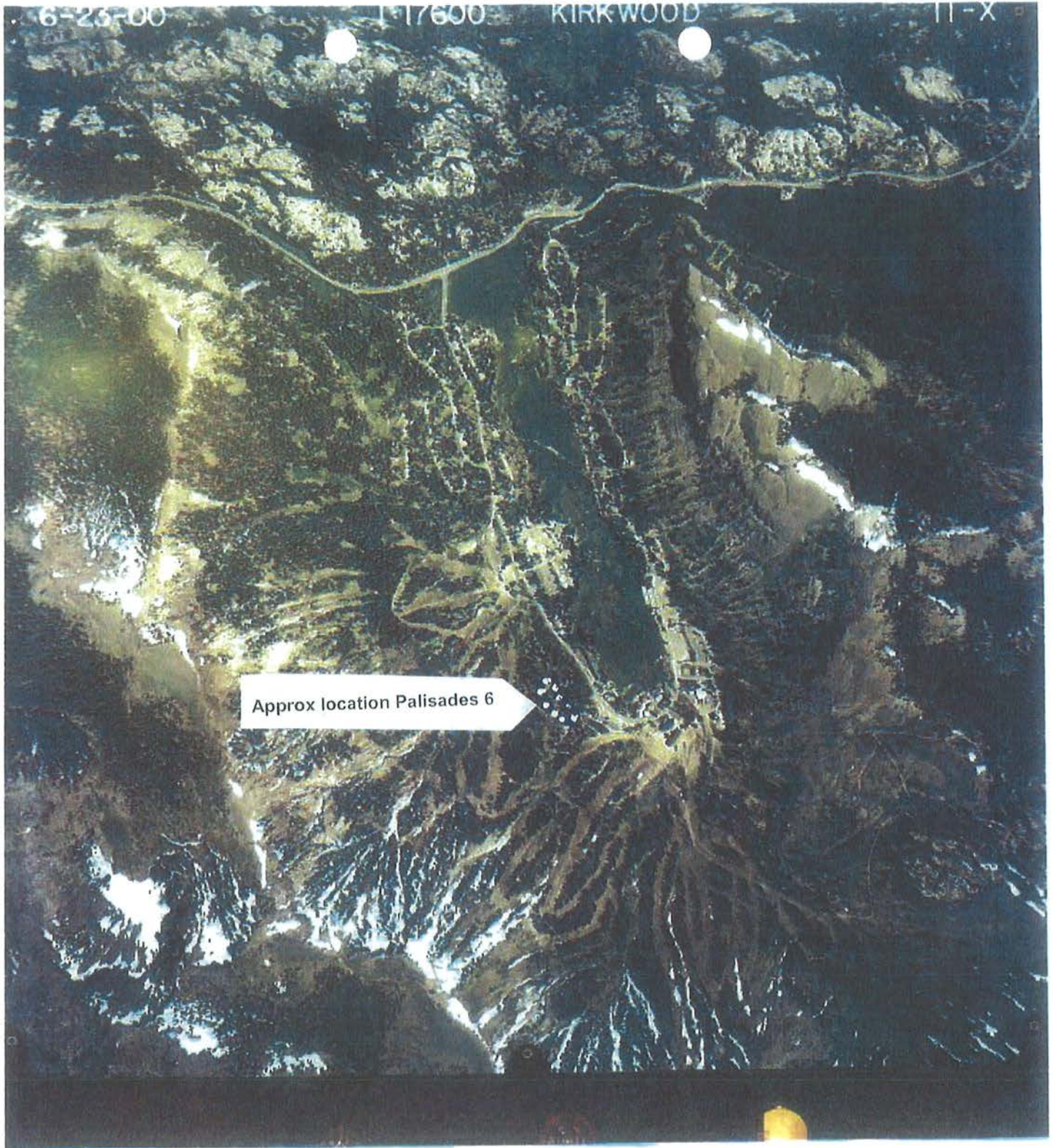
RED CLIFFS CONFERENCE CENTER AND LODGE

6-23-00

1-17600

KIRKWOOD

11-X



Approx location Palisades 6

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

A  
 North

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Looking north along skiway



Looking SW into Palisades 6  
(from lot 51 prox)

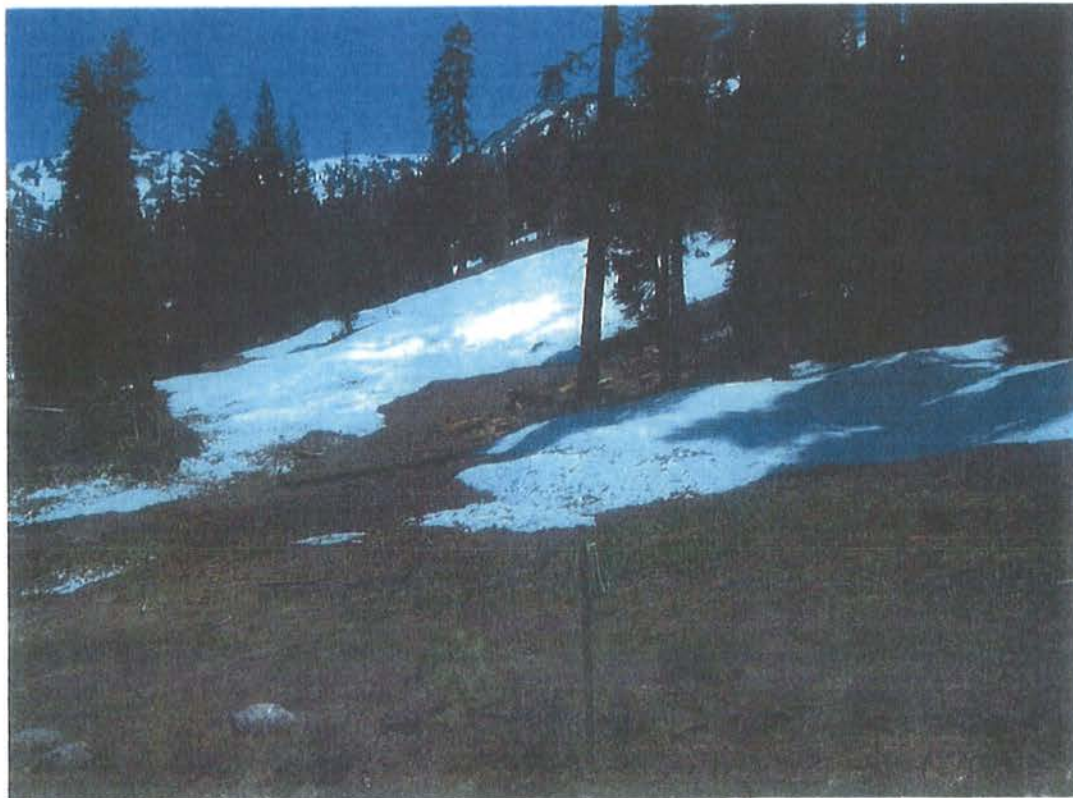
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Looking easterly prox down proposed Olympic Dr.



Souths along skiway (E. Border Pal 6)

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

**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 Extension of SP1143 Palisades VI by placing copies in 24 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 21, 2020 at Jackson, California.

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

Executed at Jackson, California on September 21, 2020

Signed Krista Ruesel

Witness CRK