



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 223-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

Early Consultation Application Referral

TO:

ACTC	Transportation and Public Works Department
AFPD	Waste Management Department
Amador Air District	Buena Vista Band of Me-Wuk Indians**
Amador LAFCO	Calaveras Band of Mi-Wuk Indians**
Amador Transit	Chicken Ranch Rancheria of Me-Wuk Indians**
Amador Water Agency	Ione Band of Miwok Indians**
Building Department	Jackson Rancheria Band of Miwok Indians**
Cal Fire	Nashville Enterprise Miwok- Maidu-
Caltrans, District 10	Nishinam Tribe**
CDFW, Region 2	Shingle Springs Band of Miwok Indians**
County Counsel	United Auburn Indian Community of the Auburn
Environmental Health Department	Rancheria**
Sheriff's Office	Washoe Tribe of Nevada and California**
Surveying Department	

DATE: October 9, 2024
FROM: Krista Ruesel, Planning Department

PROJECT: Request for a Use Permit Reapplication (UP-24;10-2 KMR-Timber Creek Base Area Tent Facility) for the existing temporary sprung tent structures (±10,000 SF) at the Timber Creek Village Area which currently house ticket sales and rental, retail, and food services. APN: 026-270-034

Applicant: Heavenly Valley Limited Partnership dba Kirkwood Mountain Resort

Supervisory District: 3

Location: 33611 Kirkwood Meadows Dr. Kirkwood, CA 95646

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project application for completeness and determination of the appropriate environmental document for the project during its regular meeting on Thursday, **October 17, 2024 at 1:00 p.m.** in the Board of Supervisors Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

**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.



PLANNING DEPARTMENT
Community Development Agency

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

APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:

1. Complete the following:

Name of Applicant Heavenly Valley Limited Partnership dba Kirkwood Mountain Resort

Mailing Address C/O Frederick Newberry, PO Box 1, Kirkwood, CA 95646
Kirkwood Mountain Resort | Timber Creek Base Area Tent Facility

Phone Number 530.559.2136

Assessor Parcel Number 026-270-034

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER Temporary Structure

2. Attach a letter explaining the purpose and need for the Use Permit.

3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).

4. If Applicant is not the property owner, a consent letter must be attached.

5. Assessor Plat Map (can be obtained from the County Surveyor's Office).

6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.

7. Planning Department Filing Fee: \$ 1,184
 Environmental Health Review Fee: \$ _____
 Public Works Agency Review Fee: \$ _____
 Amador Fire Protection District Fee: \$ _____
 Discretionary permits may be subject to a CA Fish & Wildlife fee: \$ _____

8. Complete an Environmental Information Form.

9. Sign Indemnification Form.



October 4, 2024

Chuck Beatty
Amador County Planning Department
500 Argonaut Lane
Jackson, California 95642

**Subject: Kirkwood Mountain Resort | Timber Creek Base Area Tent Facility
Minor Conditional Use Permit (CUP) Application**

Dear Mr. Beatty:

Heavenly Valley Limited Partnership, dba Kirkwood Mountain Resort is requesting a Minor Conditional Use Permit (CUP), to supersede the existing CUP (UP-18;15). This new CUP would allow for the reskinning of the existing Timber Creek Base Area tent structures and provide additional time to re-envision the Timber Creek base area given anticipated improvements in the immediate vicinity.

The approval of this CUP and reskinning the existing tent structures would facilitate the continued operation of the base facility structures that house critical operations, including ski/board rental operations, retail, food service, ticket sales and restroom facilities. These facilities support approximately 60% of skier visits on busy weekends. The range of services provide the fundamental purpose and need of a ski resort base area operation and the guest experience would be significantly diminished without them.

Kirkwood has not yet finalized capital plans for replacing the tent structures and intends to develop a more comprehensive plan. This plan may involve collaboration with surrounding developers to ensure the Timber Creek Base Area evolves in a cohesive and thoughtful manner, in harmony with current and future developments.

Kirkwood plays a significant role in our recreation economy for residents and visitors alike and believe the tent structures serve their purpose in a cost-effective way that allows us to deliver the goods and services our guests seek. While we continue to reimagine the Timber Creek base area and develop a comprehensive plan that complements and considers adjacent development and uses in the valley, we respectfully request approval for the continued use and reskinning of these temporary structures.

Thank you for your consideration.

Signed by:

B298614CB8E34D4...

Frederick "Ricky" Newberry (He/Him)

Vice President & General Manager

Kirkwood Mountain Resort | Vail Resorts, Inc.

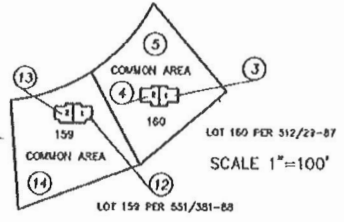
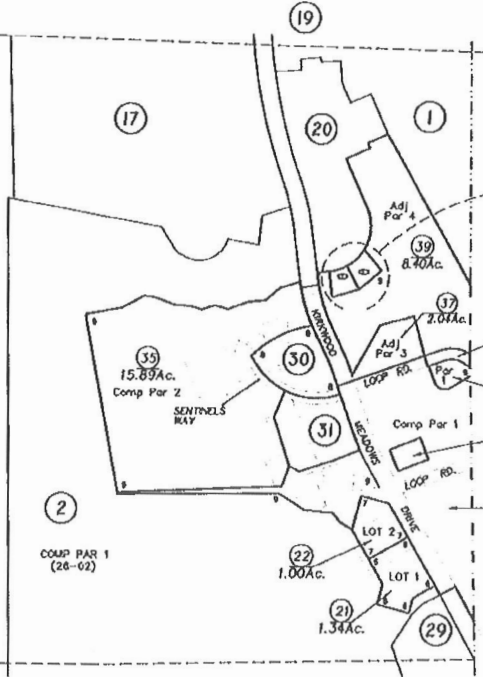
fnewberry@vailresorts.com, Office: 209.258.7202

P.O. Box 1
Kirkwood, CA 95646
www.kirkwood.com

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

26-27
FROM: 26-02

21|22
26 27



- 1 - P.M. Bk. 27, Pg. 43
P.M. Bk. 32, Pg. 79
- 2 - P.M. Bk. 5, Sub. Pg. 24
- 3 - P.M. Bk. 5, Sub. Pg. 52
- 4 - P.M. Bk. 5, Sub. Pg. 54
- 5 - P.M. Bk. 5, Sub. Pg. 56
- 6 - P.M. Bk. 8, Sub. Pg. 74 (Timber Creek Village, Unit 1 Phase 2, 12/21/2005)
- 7 - P.M. Bk. 8, Sub. Pg. 77 (Timber Creek Village, Unit 1 Phase 3, 11/21/2005)
- 8 - P.M. Bk. 8, Sub. Pg. 100 (Timber Creek Village, Unit 1 Phase 1, 09/21/2004)
- 9 - P.M. Bk. 62, Pg. 89 (02/01/2020)



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.

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.

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.

James B. Rooney, County Assessor

General Information

APN: 026-270-034-000 [Open Map](#)

Value Change Notice [Open](#)

Situs Address:
33611 KIRKWOOD MEADOWS DR
KIRKWOOD CA 95646

Mailing Address:
390 INTERLOCKEN CRESCENT #1000
BROOMFIELD CO 80021

Legal Description:
ADJ COMP PAR 3

Use Type:
COMMERCIAL

Tax Rate Area: 052-029



Assessment

Year Assd: 2017

Land: \$432,904

Structure(s): \$1,022,736

Other:

Total Land and Improv: \$1,455,640

HO Exempt?: N

Exemption Amt:

Property Characteristics

Bedrooms:

Baths (Full):

Baths (Half):

Bldg/Liv Area:

Year Built:

Lot Acres: 11.580

Lot SqFt: 504,424

Recent Sale History

Recording Date:

Document #: [View More History](#)

Transfer Amount:

Natural Hazard Package



[Add to Cart](#) \$ 19.95

[View Sample](#)

Full Property Detail

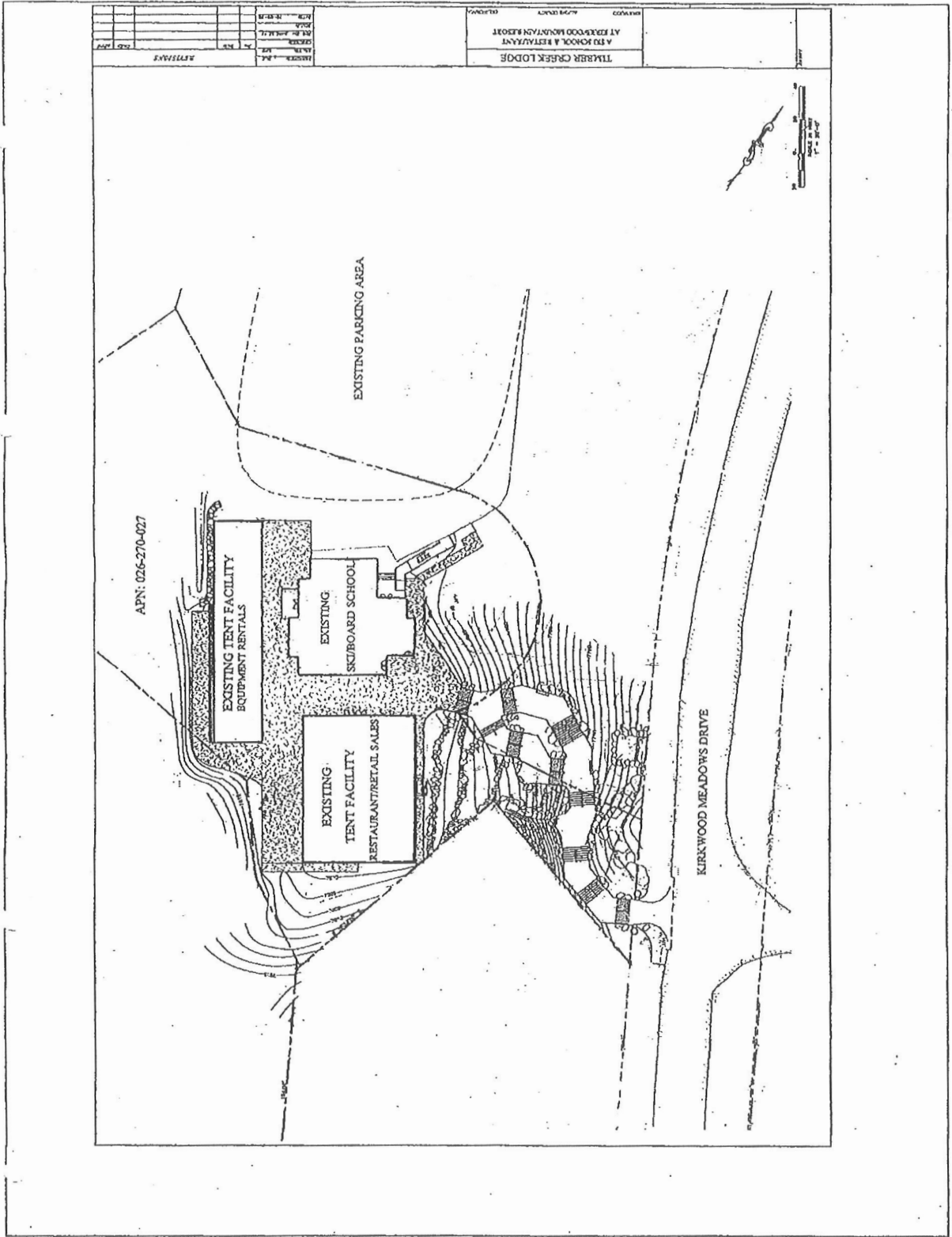


[Add to Cart](#) \$ 4.95

[View Sample](#)

[Property Reports](#)

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



ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Kirkwood Mountain Resort | Timber Creek Base Area Tent Facility

Date Filed: 10/4/24 File No. _____

Applicant/

Developer Heavenly Valley Limited Partnership dba Kirkwood Mountain Resort Landowner Same

Address PO Box 1, Kirkwood, CA 95646 Address _____

Phone No. 530.559.2136 Phone No. _____

Assessor Parcel Number(s) 026-270-034

Existing Zoning District PD - MF/C - Multi-Family Residential/Commercial

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 None

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

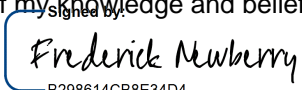
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of 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 oct-03-2024


B298614CB8E34D4...
 (Signature)
 For Kirkwood Mountain Resort

Kirkwood Mountain Resort | Timber Creek Base Area Tent Facility
Environmental Information Form Addendum
October 4, 2024

Project Description

1. Site Size: APN is 11.58 acres
2. Size of existing structures: 10,000 sf
3. Number of Floors of Construction: 1
4. Off-street parking: Visitor parking in Chair 7 lots and along Kirkwood Meadows Drive.
5. Source of water: Kirkwood Meadows Public Utilities District
6. Method of Sewage Disposal: Kirkwood Meadows Public Utilities District
7. Attach plans: see attached
8. Proposed Construction Schedule: Reskin Tents Summer 2025
9. Construction Phasing/Incremental Development: None
10. Associated Projects: None
11. Subdivision/Land Division Projects: NA
12. Residential Projects: NA
13. Commercial Project: ski/board rental operations, retail, food service, ticket sales and restroom facilities from existing tent structures
14. Industrial Projects: NA
15. Institutional Projects: NA
16. Variance/Rezoning/UP Requirements: New Minor Conditional Use Permit

Environmental Setting

17. Project Site: Existing facility, zoned for multi-family/commercial development in the 2003 Specific Plan. Existing tent structures are immediately west and south of the existing "Mighty Mountain" youth ski school building.
18. Surrounding Property: Sentinels West Townhomes (18 units) under construction to the north; Thunder Mountain Lodge (67 units) on hold to the south; ski resort to the west; parking, service/shop, and employee housing to the east.
19. Open Hazardous Excavations: None

INDEMNIFICATION

Project: Kirkwood Mountain Resort | Timber Creek Base Area Tent Facility

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 County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County’s defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. 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):

Signed by:

B298614CB8E34D4...
Signature
Vice President & General Manager

Signature
Kirkwood Mountain Resort



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OR (402) 245-3371 www.sprung.com

GENERAL NOTES:

1. ALL PERSONNEL DOORS C/W FRAME W/SHOULDER.
2. STRUCTURE TO BE INSULATED WITH FIBERGLASS BATT INSULATION C/W BARRIER UNDER TO DETACH-F LEVEL ONLY.
3. INNER & OUTER MEMBRANE TO BE TYPED TO CONCRETE USING ALUM. FLAT BAR.
4. STRUCTURE MEMBRANE MEETS: IAPCA 701, CALIFORNIA STATE FIRE MARSHAL, ASTM E84, UBC 31-1, AND LISTING SPECIFICATIONS.
5. THIS STRUCTURE IS DESIGNED TO SHOW. THE PERFORMANCE OF THE STRUCTURE SHOULD BE KEPT UNDER.
6. WHEN DESIGNED A HEATING, VENTILATION OR AIR CONDITIONING SYSTEM FOR ANY TYPE OF BUILDING, IT IS IMPORTANT TO CHECK THAT THIS SYSTEM PROVIDES MORE AIR THAN IS BEING EXHAUSTED AT ALL TIMES. THIS PROCESS WILL BECAUSE A POSITIVE PRESSURE BEING MAINTAINED. CONSEQUENTLY, IF NEGATIVE PRESSURE EXISTS WITHIN THE STRUCTURE, IT WILL BE DIFFICULT TO OPEN DOORS AND MOISTURE WILL BE DRAWN INTO THE STRUCTURE.
7. ALL INTERIOR WALLS & PARTITIONS (IF APPLICABLE) TO BE FIRE STOPPED & NON-COMBUSTIBLE OF SPRING STRUCTURE.

DESIGN LOADS

STRUCTURE (LOADING EXCEEDED) CA
BRAND CONC. 85 mph
8000 SPSI 85 mph
EXPLOSION 0
SHOULDER DOWN LOAD 200 psf
(SEE SHOW SHEET DETAIL)

Shawn B. Brown

Consulting Engineer
4021 International Blvd, Suite 300
Boulder, Colorado 80504
Phone: 303-442-3829

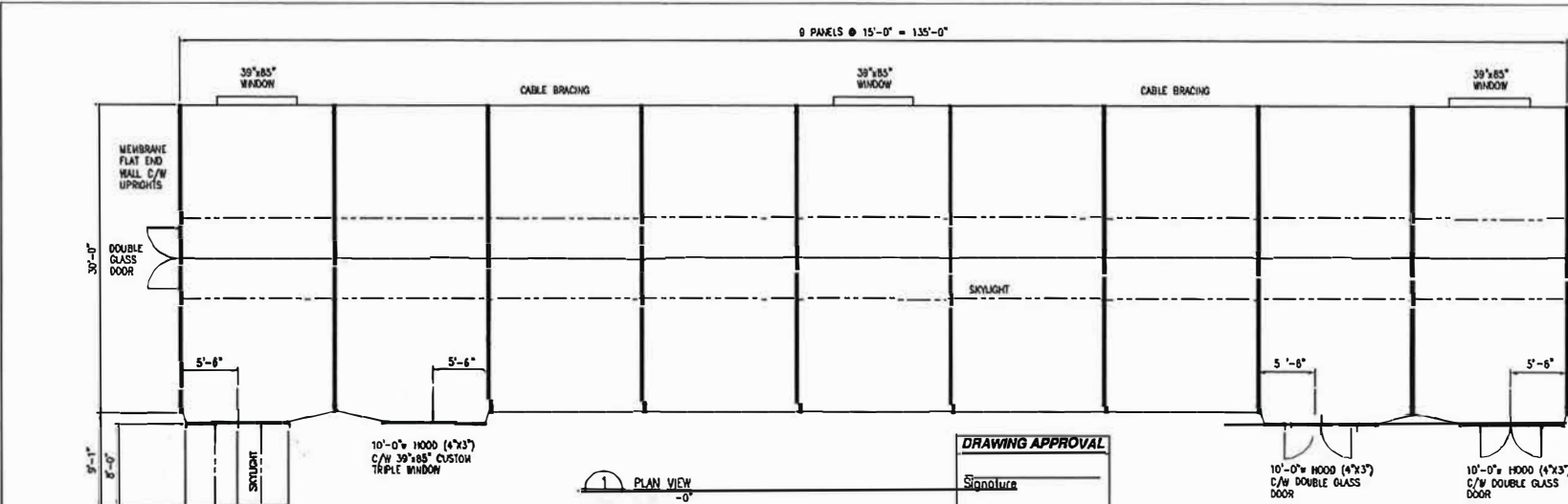
SIGNATURE SERIES

3. 1/2" DIA. 100 EPSHOM
ALL WALLS
This drawing is provided by copyright to the United States of America. It is not to be used for any other project without the written permission of Sprung. All rights reserved. It is not to be used for any other project without the written permission of Sprung. All rights reserved. It is not to be used for any other project without the written permission of Sprung. All rights reserved.

KIRKWOOD MOUNTAIN RESORT

30.0' x 135.0'
RENTAL SHOP

OWNER	B. BONNET	DATE	09/14/2006
DESIGNER		DRAWN	
CHECKED		DATE	
SCALE	AS SHOWN	PROJECT	P06139.0
DATE/APP.:			



DRAWING APPROVAL

Signature _____

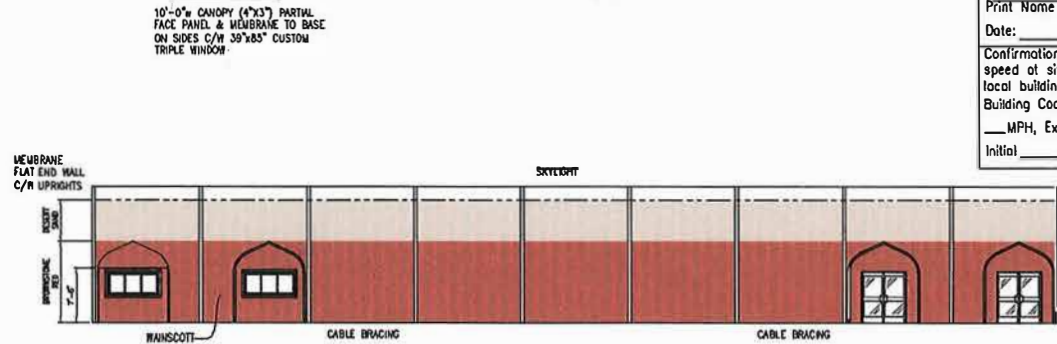
Print Name _____

Date: _____

Confirmation of wind speed at site per the local building dept.
Building Code: _____

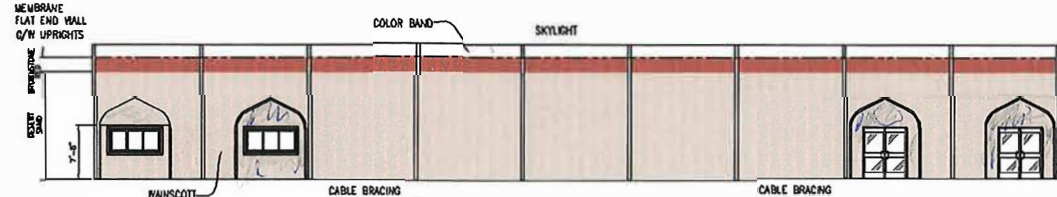
____ MPH, Exposure _____

Initial _____

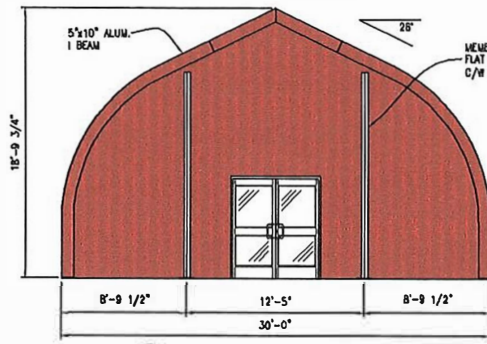


2A ELEVATION - COLOR OPTION #1
1/8"=1'-0"

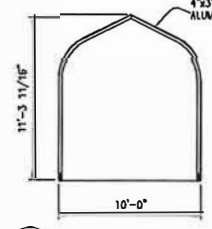
COLORS ON THESE ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDENT ON FINISHES OF MATERIALS. PLEASE REFER TO MEMBRANE SAMPLES FOR ACTUAL COLORS.



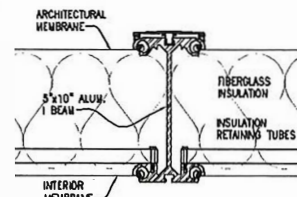
2B ELEVATION - COLOR OPTION #2
1/8"=1'-0"



3 FLAT END 30'-0" INSULATED STRUCTURE
1/4"=1'-0"



4 SECTION 10'-0" HOOD
1/4"=1'-0"



5 5'x10" INSUL. BEAM SECTION
3'-1'-0"



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OR (403) 245-3371 www.sprung.com

GENERAL NOTES:

- ALL PERSONNEL DOORS C/W PANIC HARDWARE.
- STRUCTURE TO BE INSULATED WITH FIBERGLASS BATT INSULATION C/W INNER LINER, TO SKYLIGHT LEVEL ONLY.
- INNER & OUTER MEMBRANE TO BE FINISHED TO CONCRETE USING ALUM. FLAT BAR
- STRUCTURE MEMBRANE MEETS:
NFPA 701,
CALIFORNIA STATE FIRE MARSHAL,
ASTM E84,
UBC 31-1, AND
ULCS109 SPECIFICATIONS
- THIS STRUCTURE IS DESIGNED TO SHED SNOW. THE PERIMETER OF THE STRUCTURE SHOULD BE KEPT CLEAR.
- WHEN DESIGNING A HEATING, VENTILATION OR AIR CONDITIONING SYSTEM FOR ANY TYPE OF BUILDING, IT IS IMPORTANT TO ENSURE THAT THIS SYSTEM INTAKES MORE AIR THAN IS BEING EXHAUSTED AT ANY GIVEN TIME. THIS PROCESS WILL RESULT IN A POSITIVE PRESSURE BEING MAINTAINED. CONVERSELY, IF NEGATIVE PRESSURE EXISTS WITHIN THE STRUCTURE, IT WILL BE DIFFICULT TO OPEN DOORS AND MOISTURE WILL BE DRAWN INTO THE STRUCTURE.
- ALL INTERIOR WALLS & PARTITIONS (IF APPLICABLE) TO BE FREE STANDING & INDEPENDENT OF SPRUNG STRUCTURE.

DESIGN LOADS

STRUCTURE LOCATION: KIRKWOOD, CA
BUILDING CODE: UBC
WIND SPEED: 85 mph
EXPOSURE B
GROUND SNOW LOAD: 300 psf
(SEE SNOW SHED REPORT)

Steven B. Brown
Consulting Engineer
4885 Riverbend Road, Suite B
Boulder, Colorado 80301
Phone: 303-442-2009

SIGNATURE SERIES

REV.	DATE	DESCRIPTION
4	7/28/06	SWAP WINDOW & DOOR
3	7/13/06	REVISE COLOR PATTERN
2	7/7/06	REPLACE DGD W/ WINDOW

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KIRKWOOD MOUNTAIN RESORT

70.0' x 90.0' DAYLODGE

DRAWN D. BENNETT	DATE 06/28/2006
CHECKED	APP'D
SCALE AS NOTED	DRAWING #
CUST APP'L	P06140.0

DRAWING APPROVAL

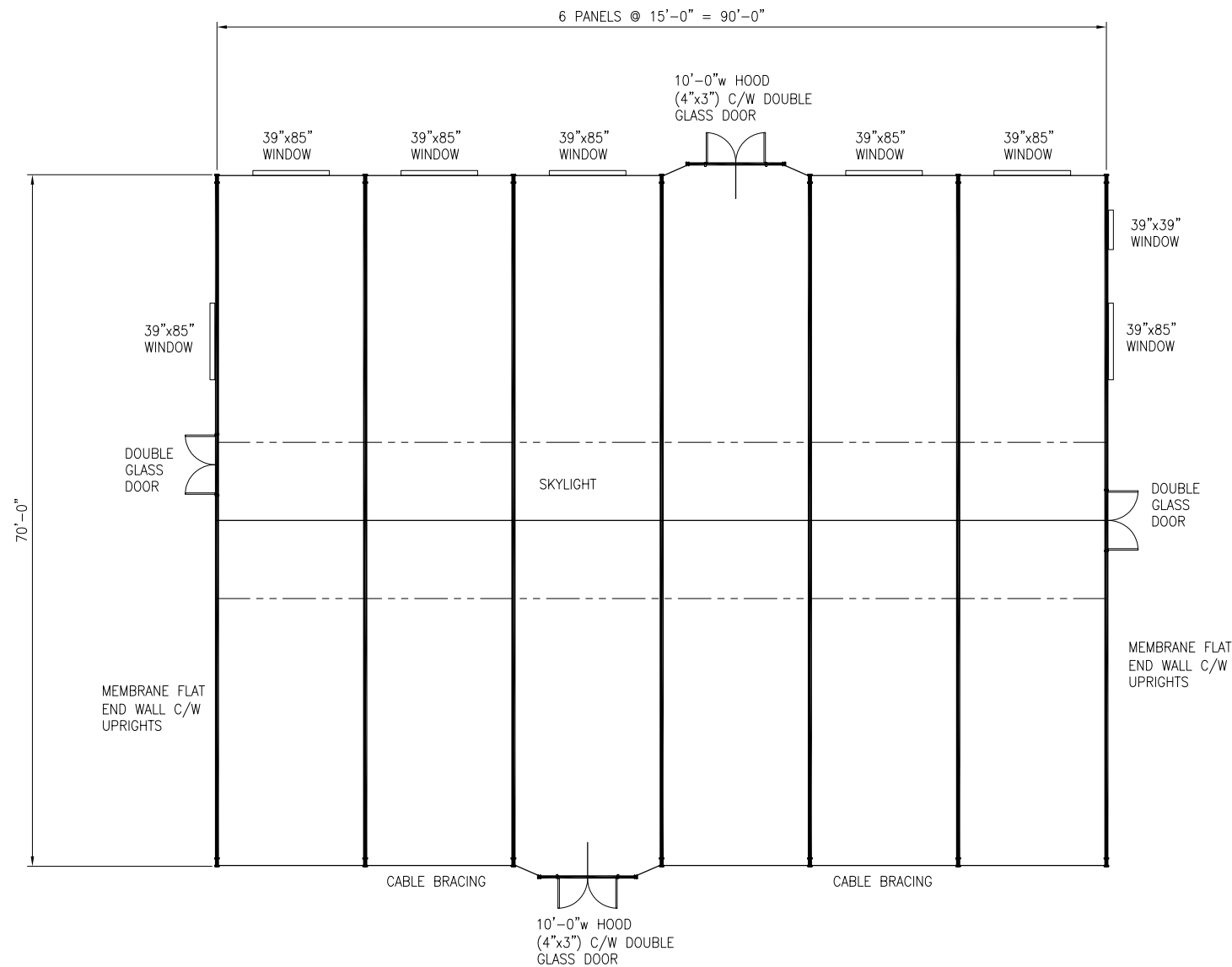
Signature _____

Print Name _____

Date: _____

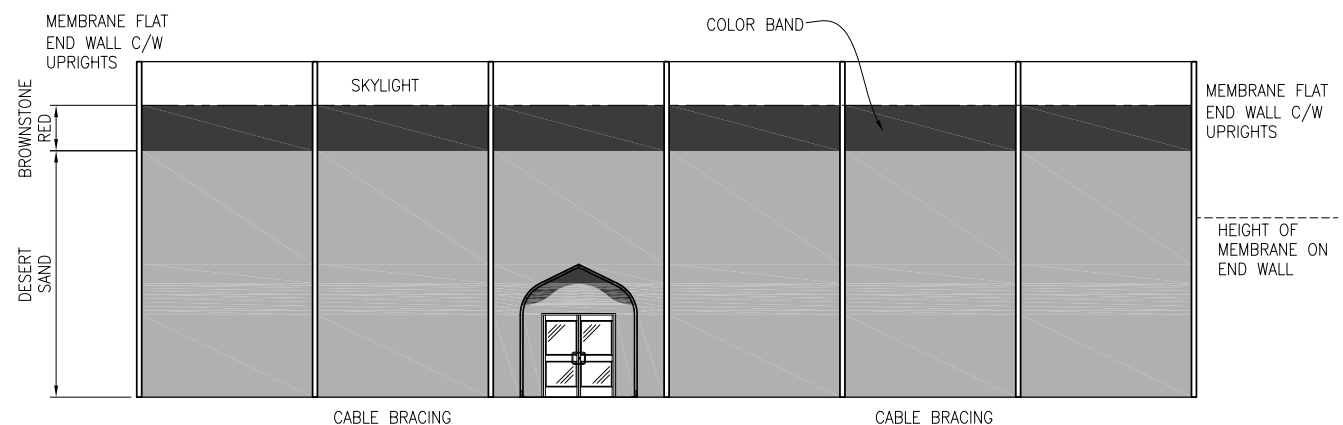
Confirmation of wind speed at site per the local building dept.
Building Code: _____
_____ MPH, Exposure _____

Initial _____

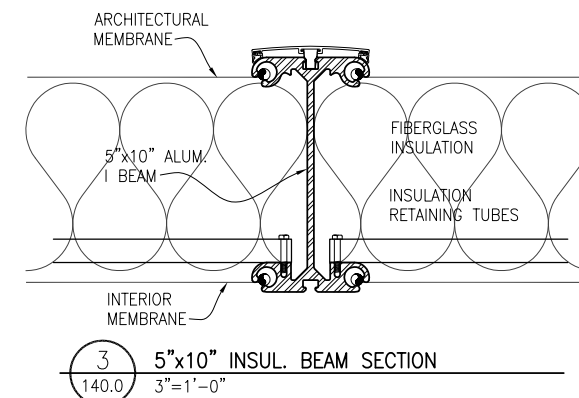


1 PLAN VIEW
140.0 1/8"=1'-0"

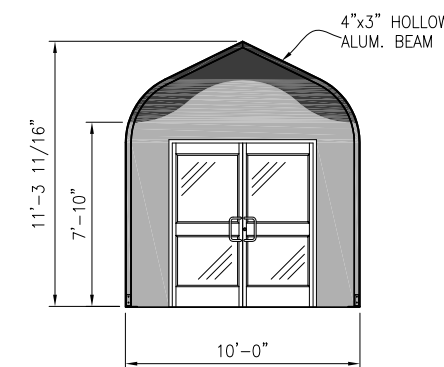
COLORS ON THESE ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING ON PRINTER OR MONITOR. PLEASE REFER TO MEMBRANE SAMPLES FOR ACTUAL COLORS.



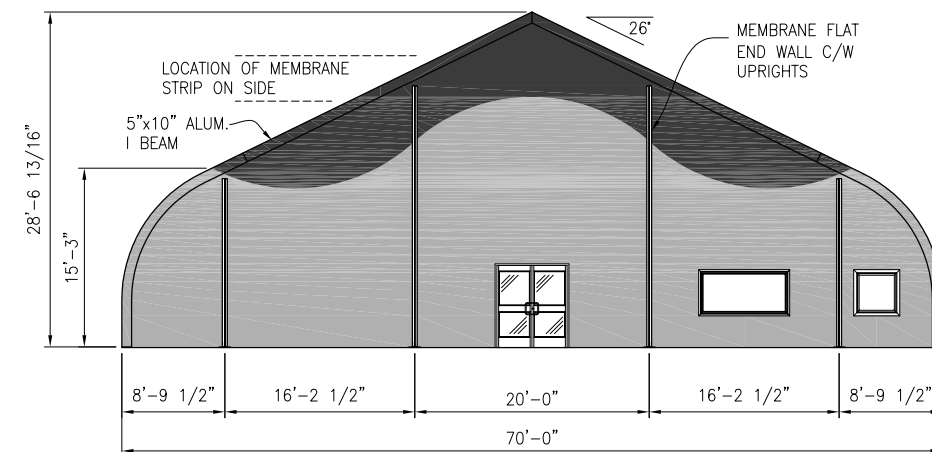
2 ELEVATION
140.0 1/8"=1'-0"



3 5" x 10" INSUL. BEAM SECTION
140.0 3/8"=1'-0"



4 SECTION 10'-0" HOOD
140.0 1/4"=1'-0"

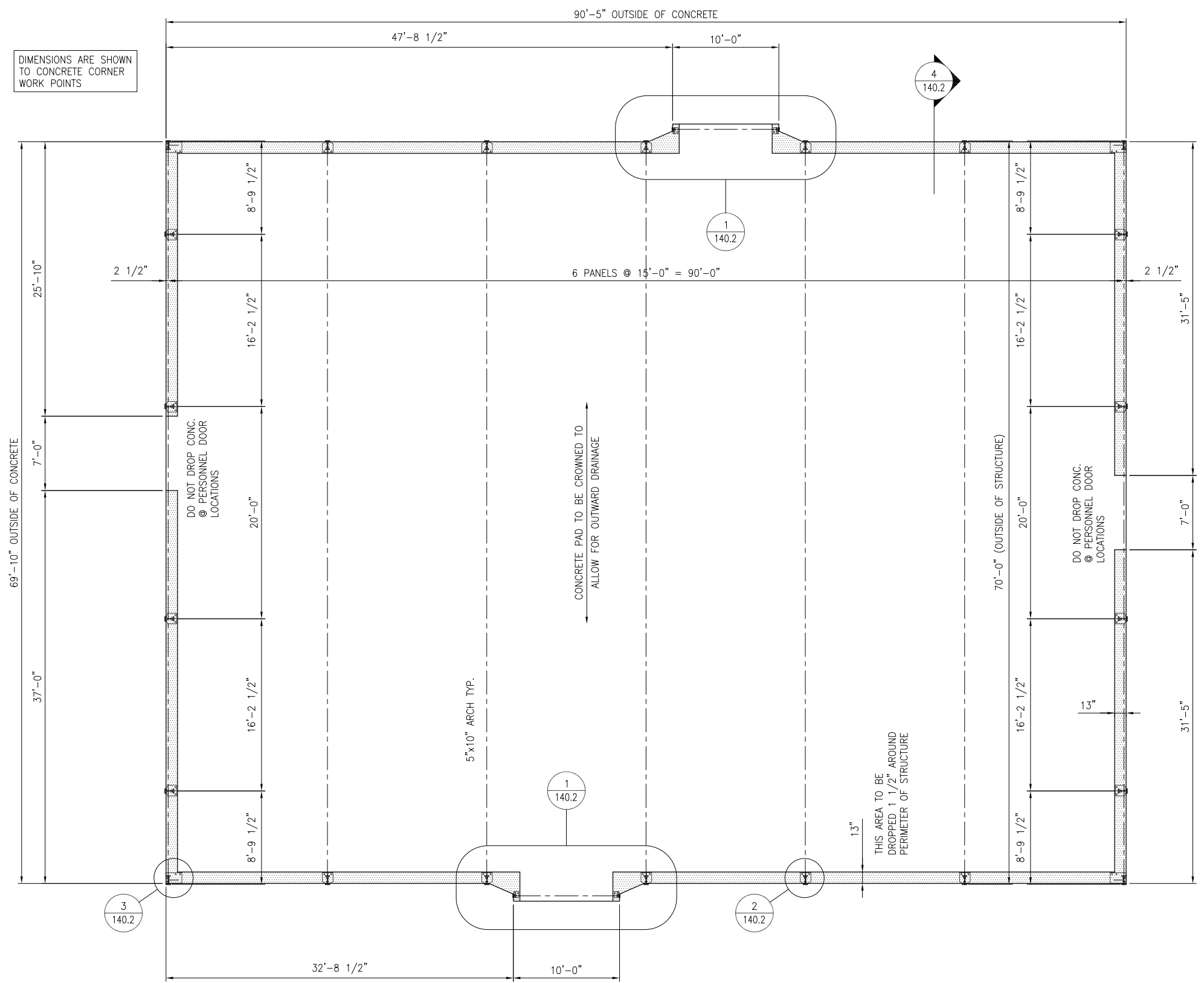


5 FLAT END 70'-0" STRUCTURE
140.0 1/8"=1'-0"



TOLL FREE: 1-800-528-9899
OR (403) 245-3371 www.sprung.com

- GENERAL NOTES:**
1. MIN. 3000psi CONCRETE.
 2. OUTER MEMBRANE TO BE FINISHED TO CONCRETE USING ALUM. FLAT BAR
 3. EXPOSED CONCRETE TO BE FINISHED ACCORDINGLY.
 4. CLIENT TO ENSURE CONCRETE REINFORCING DOES NOT INTERFERE WITH ANCHOR BOLTS.



1 COLUMN BASE LAYOUT
1/8"=1'-0"

Steven B. Brown
Consulting Engineer
4885 Riverhead Road, Suite B
Boulder, Colorado 80501
Phone: 303-442-2009

SIGNATURE SERIES

REV.	DATE	DESCRIPTION
2.	7/7/06	REPLACE DGD W/ WINDOW

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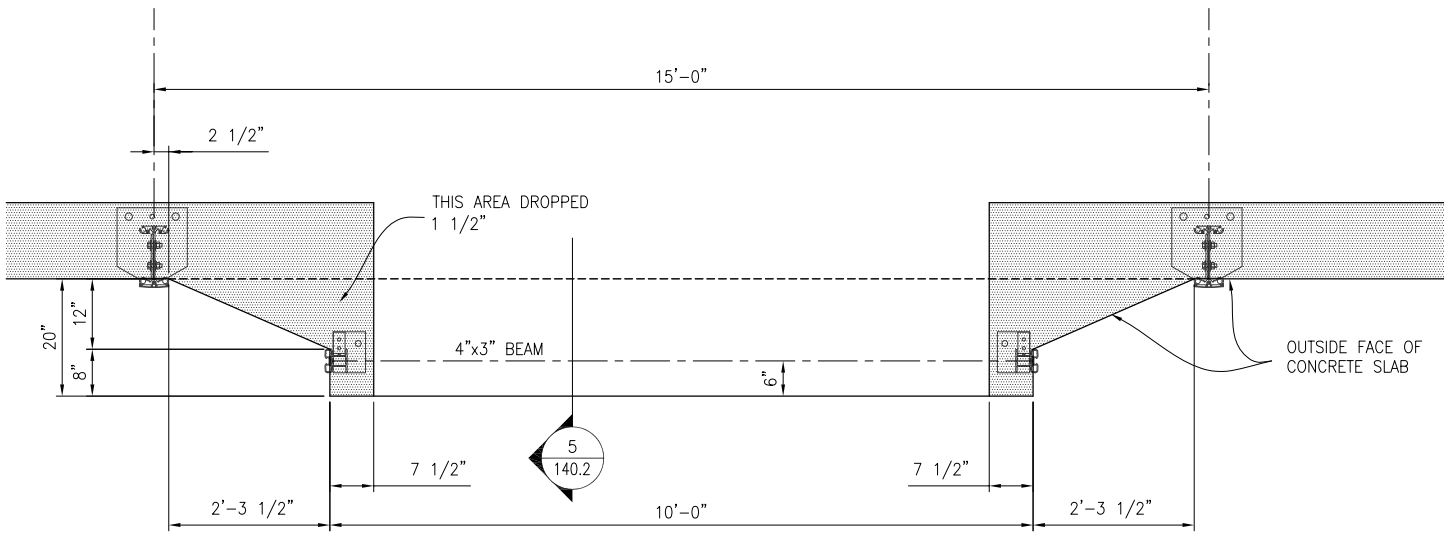
KIRKWOOD MOUNTAIN RESORT

70.0' x 90.0' COLUMN BASE LAYOUT

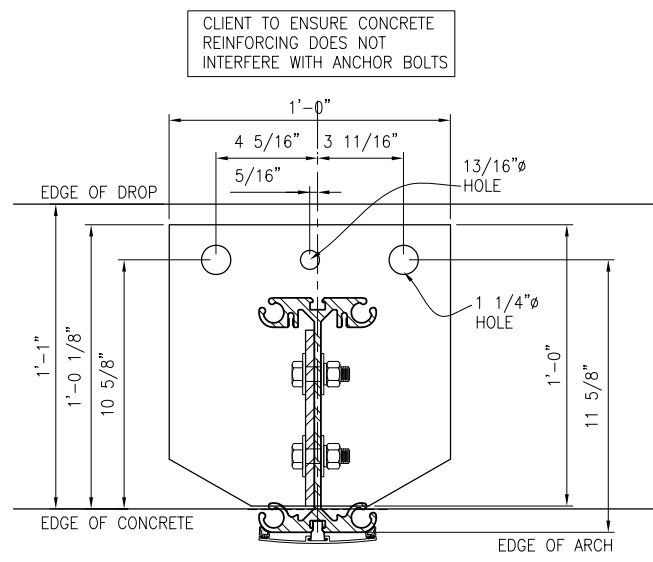
DRAWN D. BENNETT	DATE 06/28/2006
CHECKED	APP'D
SCALE AS NOTED	DRAWING # P06140.1
CUST APP'L	



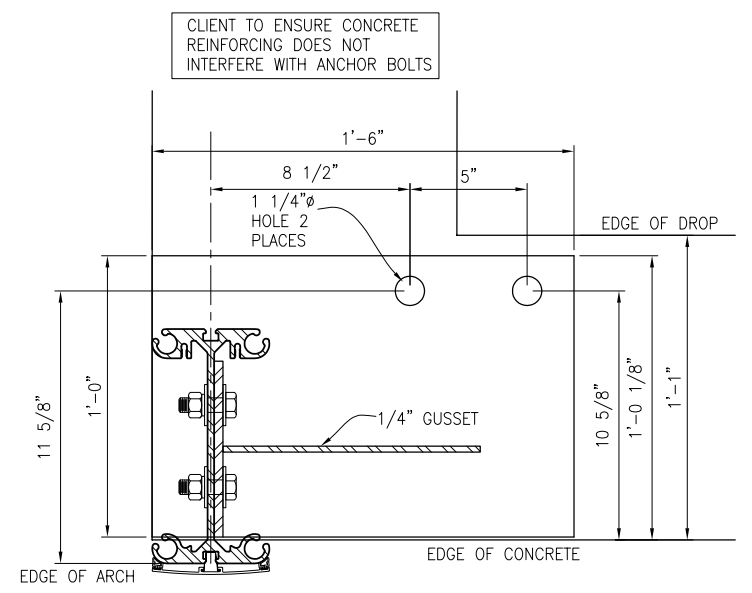
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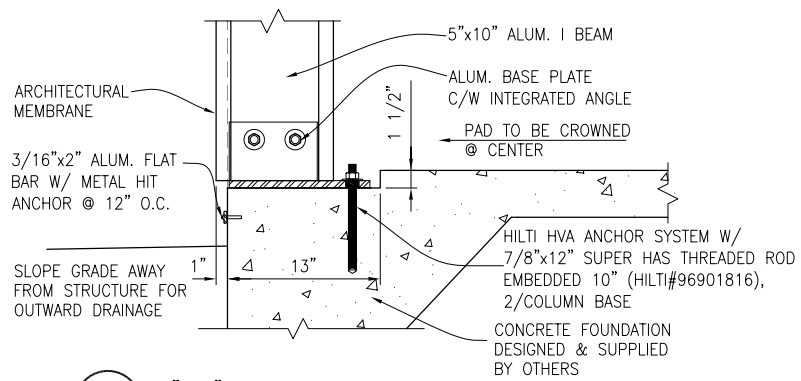
1 10'-0" HOOD BUMPOUT
3/4"=1'-0"



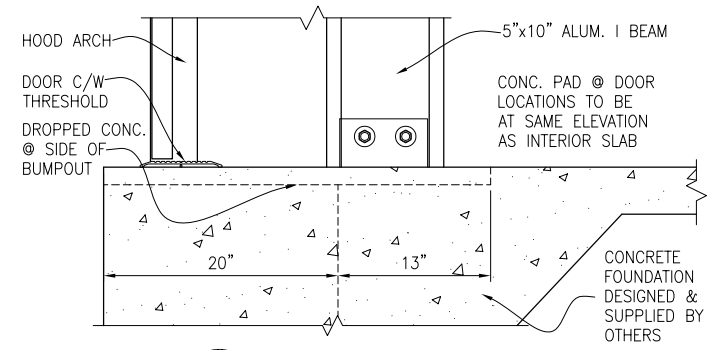
2 5"x10" BASE PLATE - PLAN
3"=1'-0"



3 5"x10" INS. CORNER BASE PLATE - PLAN
3"=1'-0"



4 5"x10" INS. BEAM CONCRETE ANCHORAGE
1 1/2"=1'-0"



5 5"x10" BEAM BUMPOUT SECTION
1 1/2"=1'-0"

Steven B. Brown
Consulting Engineer
4885 Riverhead Road, Suite B
Boulder, Colorado 80501
Phone: 303-442-2009

SIGNATURE SERIES

REV.	DATE	DESCRIPTION
2.	7/7/06	REPLACE DGD W/ WINDOW

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KIRKWOOD MOUNTAIN RESORT

70.0' x 90.0'
CONCRETE DETAILS

DRAWN D. BENNETT DATE 06/28/2006
CHECKED APP'D

SCALE AS NOTED DRAWING # P06140.2
CUST APP'L



USE PERMIT CONDITIONS OF APPROVAL
AND
MITIGATION MONITORING PROGRAM
FOR

**Heavenly Valley Limited Partnership/
Kirkwood Mountain Resort**
Timber Creek Temporary Sprung Structures Use Permit Extension

ADDRESS: PO Box 1, Kirkwood, CA 95646

PHONE: (209)258-6000

APN: 026-270-034 **USE PERMIT NO.:** UP-18;5-1

PLANNING COMMISSION DATE OF APPROVAL:

PROJECT DESCRIPTION AND LOCATION: Use Permit to allow a conditional ten-year extension (see COA #6 below) for the continued use of two existing engineered Sprung tent facilities totaling approximately 10,000 square feet in size to continue to house rentals, retail food service, and ticket operations at the Timber Creek Village (APN 026-270-034). Located on the west side of Kirkwood Meadows Drive about 3/4 mile south of Highway 88, in the Timber Creek Village area of Kirkwood Mountain Resort.

CONDITIONS OF APPROVAL

1. This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use may commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
2. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
3. The project shall be substantially the same as approved. Any substantial changes must be submitted as a Use Permit amendment for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
4. Prior to issuance of the Use Permit, obtain all applicable permits from the Environmental Health Department; Building Department; and Public Works Agency. THE ENVIRONMENTAL HEALTH DEPARTMENT, BUILDING DEPARTMENT, DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS, AND THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
5. This request is granted for an initial period not to exceed five-years from the date of issuance, thereby expiring on 06/13/23, during which time the resort operator shall continue to plan for the development of the Timber Creek Village area, consistent with the 2003 Kirkwood Specific Plan and 2003 Kirkwood Specific Plan Environmental Impact Report. The permittee shall report annually to the Planning Commission, on or by June 13, as to the current progress and forecasting of development plans for permanent facilities serving the Timber Creek Village area of Kirkwood Mountain Resort. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

**CONDITIONS OF APPROVAL AND
MITIGATION MONITORING PROGRAM FOR
Kirkwood Mountain Resort - Timber Creek Temporary Sprung Structures Use Permit Extension**

6. Should the permittee wish to exercise the one-time additional five year extension (6/13/2023 through 6/13/2028) the following requirements shall be met:
 - a) Prior to June 13, 2023 the permittee must provide Amador County Planning Staff and the Tri-County Technical Advisory Committee (TC-TAC) a phasing/development plan for the Timber Creek Village area;
 - b) Prior to June 13, 2025 a building permit application to the Amador County Building Department must be submitted for the future replacement of the Timber Creek sprung tent structures with permanent facilities to serve the Timber Creek Village area.
 - c) Prior to June 13, 2026 said building permit(s) must be issued.
 - d) Failure to meet any of the above described deadlines, or to maintain an active building permit after June 13, 2026, will result in the initiation of revocation proceedings pursuant to Amador County Code §19.56.060. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
7. If in the event of revocation pursuant to d) above; or, if at any time it is realized by the resort they will not be able to meet any of the above described requirements (as listed in Condition of Approval #6), the permittee may elect to submit a new Use Permit application to be considered for approval by Amador County to extend the temporary use of the tent facilities. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

**STAFF REPORT TO: TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
FOR MEETING OF: OCTOBER 11, 2024**

ITEM __ Request for a Use Permit Reapplication (UP-24;10-2 KMR-Timber Creek Base Area Tent Facility) for the existing temporary sprung tent structures (±10,000 SF) at the Timber Creek Village Area which currently house ticket sales and rental, retail, and food services. APN: 026-270-034

Applicant: Heavenly Valley Limited Partnership dba Kirkwood Mountain Resort
Supervisory District: 3
Location: 33611 Kirkwood Meadows Dr. Kirkwood, CA 95646

- A. General Plan Designation:** SPA, Special Planning Area
- B. Present Zoning:** PD-MF/C, Planned Development, Multi-Family Residential/Commercial (Kirkwood Specific Plan)
- C. Acreage Involved:** 11.58 acres

D. Description: The Timber Creek Lodge was formerly located on what is now the abandoned construction site for the Thunder Mountain Lodge condominium project, immediately south of the current Timber Creek facilities. In order to temporarily house the services that were offered in the former Timber Creek facility, the applicant requested a temporary use permit for the placement of two engineered sprung tent facilities totaling approximately 10,000 square feet in size. The Amador County Planning Commission granted this request with a five-year sunset date on June 13, 2006. A five-year renewal was granted in 2011, with a provision to automatically allow an additional five years (to 2021) which was then further extended another 5 years (to 2025-26), subject to seven Conditions of Approval, including the following deadlines for securing a building permit for permanent facilities:

“... 5. This request is granted for an initial period not to exceed five-years from the date of issuance, thereby expiring on 06/13/23, during which time the resort operator shall continue to plan for the development of the Timber Creek Village area, consistent with the 2003 Kirkwood Specific Plan and 2003 Kirkwood Specific Plan Environmental Impact Report. The permittee shall report annually to the Planning Commission, on or by June 13, as to the current progress and forecasting of development plans for permanent facilities serving the Timber Creek Village area of Kirkwood Mountain Resort.

6. Should the permittee wish to exercise the one-time additional five year extension (6/13/2023 through 6/13/2028) the following requirements shall be met:

- a) Prior to June 13, 2023 the permittee must provide Amador County Planning Staff and the Tri-County Technical Advisory Committee (TC-TAC) a phasing/development plan for the Timber Creek Village area;
- b) Prior to June 13, 2025 a building permit application to the Amador County Building Department must be submitted for the future replacement of the Timber Creek sprung tent structures with permanent facilities to serve the Timber Creek Village area.
- c) Prior to June 13, 2026 said building permit(s) must be issued.
- d) Failure to meet any of the above described deadlines, or to maintain an active building permit after June 13, 2026, will result in the initiation of revocation proceedings pursuant to Amador County Code §19.56.060. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

7. If in the event of revocation pursuant to d) above; or, if at any time it is realized by the resort they will not be able to meet any of the above described requirements (as listed in Condition of Approval #6), the permittee may elect to submit a new Use Permit application to be considered for approval by Amador County to extend the temporary use of the tent facilities.”

The applicant is exercising their option to submit a new request per COA #7, above.

Previous Planning Commission Findings:

1. The granting of this Use Permit is consistent with County Code Section 19.56.040 (Use Permit Findings) in that the project proposed with conditions will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and
2. A review of the Use Permit was conducted by staff and found the project is not subject to CEQA per Section 15183 (Projects Consistent With a Community Plan). CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. A Notice of Exemption will be filed with the County Recorder.

E. Staff Review and Recommendation: As part of the preliminary review process, this project is being sent to County staff and local agencies for their review and comment. Project recommendations and findings will be forwarded to the Amador County Planning Commission for their consideration. At this time staff anticipates the project will be Categorical Exempt from CEQA.