



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

**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 1, 2024  
**FROM:** Krista Ruesel, Planning Department

**PROJECT:** Application for a variance (V-24;9-1 Seaver) from the front yard setback requirement, to allow construction of a 2-car attached garage, covered unconditioned walkway addition, and a 315-sq. ft. Accessory Dwelling Unit (ADU), accessory to the existing single-family dwelling. The proposed project will encroach a total of 20 ft. into the existing 25 ft. setback. APN: 026-141-005

**Applicant:** John and Jenny Seaver  
**Supervisorial District:** 3  
**Location:** 34214 Fremont Rd., Kirkwood, CA 95666

**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.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
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**PRE-APPLICATION INFORMATION AND CHECKLIST FOR A VARIANCE REQUEST**

Application for a Variance request shall include the following:

- \_\_\_\_\_ 1. Letter of application explaining purpose of request, description of variance, and other pertinent information.
- \_\_\_\_\_ 2. Letter of authorization if landowner is being represented by another party.
- \_\_\_\_\_ 3. Submit a plot plan (max 11"x17") of parcel showing location of project in relation to property lines and any other structures that are on the property. NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department for the purpose of aiding in drawing of the plot plan; **see plot plan guidelines attached.**
- \_\_\_\_\_ 4. Copy of deed(s) to property.
- \_\_\_\_\_ 5. Completed Environmental Assessment Form.
- \_\_\_\_\_ 6. Filing fee of \$\_\_\_\_\_
- \_\_\_\_\_ 7. AFD fee of \$\_\_\_\_\_
- \_\_\_\_\_ 8. Application Form to be signed at the time of project presentation in the Planning Department.

**NOTE:** IT IS TO YOUR BENEFIT TO BE AS SPECIFIC AS POSSIBLE WITH YOUR APPLICATION INFORMATION.

**NOTE:** *Pursuant to County Code Section 19.52.060 B., "In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void."*

**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: \_\_\_\_\_

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

Applicant/

Developer \_\_\_\_\_ Landowner \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

Phone No. \_\_\_\_\_ Phone No. \_\_\_\_\_

Assessor Parcel Number(s) \_\_\_\_\_

Existing Zoning District \_\_\_\_\_

Existing General Plan \_\_\_\_\_

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies \_\_\_\_\_

\_\_\_\_\_

**WRITTEN PROJECT DESCRIPTION** (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 9/24/24

  
(Signature)

For \_\_\_\_\_

**Seaver Residence Garage and ADU Addition**  
**Amador County- Variance Application**

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

- 1. Site Size**  
9,571 SF
- 2. Square Footage of Existing/Proposed Structures**  
Existing SF: 2,313 SF  
Proposed Additional SF: 553 SF in the garage and 315 SF for the ADU
- 3. Number of Floors of Construction**  
2 Floor of construction
- 4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)**  
4-Off Street Parking Spaces
- 5. Source of Water**  
Kirkwood Meadows Public Utility District
- 6. Method of Sewage Disposal**  
Kirkwood Meadows Public Utility District
- 7. Attach Plans**  
See attached
- 8. Proposed Scheduling of Project Construction**  
April 2025
- 9. If project to be developed in phases, describe anticipated incremental development.**  
N/A- Scope of Project to be completed together
- 10. Associated Projects**  
N/A
- 11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.**  
See attached Plot Plan.
- 12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.**  
Scope of work is for (E) Single Family Residence on APN 026-141-005.
- 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.**  
N/A
- 14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.**  
N/A
- 15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.**  
N/A

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

Project scope involves the application and review of a variance to encroach a proposed garage and covered walkway within the 25' - 0" Front Setback. Proposed project scope does not encroach into KMAPCs 5' - 0" garage setback.

Anne-Flore P. Dwyer  


**INDEMNIFICATION**

Project: \_\_\_\_\_

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:

  
\_\_\_\_\_  
Signature

Owner (if different than Applicant):

  
\_\_\_\_\_  
Signature

**19.52.050 Action by board of supervisors.**

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The board of supervisors shall consider the variance application within sixty days after receipt of the planning commission report and if the board of supervisors finds that the qualifications under Section [19.52.020](#) apply to the land, building or use for which variance is sought, and that such variance is in harmony with the general purposes of this title, said board shall grant such variance. The board may designate such conditions in connection with the variance as it may deem necessary to secure the purposes of this title and may require guarantees and evidence. (Ord. 351 §13.4, 1962).

**19.52.060 Revocation.**

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A. In any case, where the conditions of granting of a variance have not or are not complied with, the planning commission shall give notice to the permittee (of intention to revoke such variance) at least ten days prior to a hearing thereon. After conclusion of the hearing, the planning commission may revoke such variance. Such revocation shall be subject to confirmation by the board of supervisors.

B. In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void. (Ord. 351 §13.5, 1962).

**19.52.070 Effect.**

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No building or zoning permit shall be issued unless in accordance with the conditions and terms of the variance granted. (Ord. 351 §13.6, 1962).



Amador County Variance Application  
34214 Fremont Road  
Kirkwood CA 95646  
APN: 026-141-005-000  
KMA Lot #05

September 16, 2024

This letter is in request for a variance to the Amador County Development Code front setback requirement in conformance with KMAPC Design Guidelines. Variance request is for the development of a proposed 2 car garage and covered unconditioned walk way addition within the 25'-0" Front setback to a existing single family residence located at APN: 026-141-005-000 (KMA Lot #5). In addition to the two car garage and covered entry way, an additional dwelling (ADU) is also being proposed as part of the total project.

The existing residence consist of a two story single family home and conditioned basement. The home is access by parking in a community parking area across the street and by walking down a gravel pathway to the residence. The existing site is 9,571 square feet with an allowable 2,871 square feet of lot coverage (30%). The coverage of the existing residence and deck totals 1,467 square feet (15%). The proposed addition, proposes an additional 1,160 square feet of coverage for a proposed total coverage of 2,627 square feet (27% coverage).

The existing electrical meter and propane connection will remain at the existing enclosed space on the south facade of the existing residence. No changes are being proposed to the existing water, or sewer connections.

Due to existing conditions and site constraints we are requesting a variances to allow the addition of a two-car garage to encroach 19'-0" into the front setback with a 1'-0" overhang for a total of 20'-0" of encroachment into the 25'-0" front setback. The proposed remains 0' - 0" outside the 5'-0" garage setback required by the KMAPC Design Guidelines.

The proposed two-car garage and driveway will provide two enclosed parking spaces and two uncovered parking spaces, helping to reduce the quantity of cars using the shared parking pad on Fremont Road. The proposed covered walkway is accessed on the Northside of the proposed garage. This configuration allows for covered access into the residence and proposed ADU. This project also proposes minimal and gradual grading at the front of the site to accommodate the finish floor of the proposed garage and appropriate driveway sloping.

The residences located on adjacent properties remain a significant distance away from the proposed garage addition, setback encroachments and adequate space is still provided for snow storage to the North West and South West of the proposed driveway/garage.

The proposed addition will provide for improved safety and accessibility to the existing residence, reduce strain of parking pad use and does not negatively impact the adjoining properties, residences or snow storage.

.....  
Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

**AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF**

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

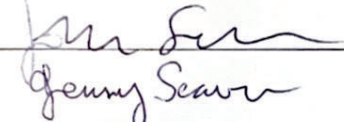
Scope of Construction Project (or Description of Work): Propose work includes a 2 car garage, covered walkway and a ADU addition to a (E) single family residence. Additionally 2 paver patios are also proposed. No Changes to existing utilities.

Project Address: 34214 Fremont Road, Kirkwood, CA 95646, Amador County

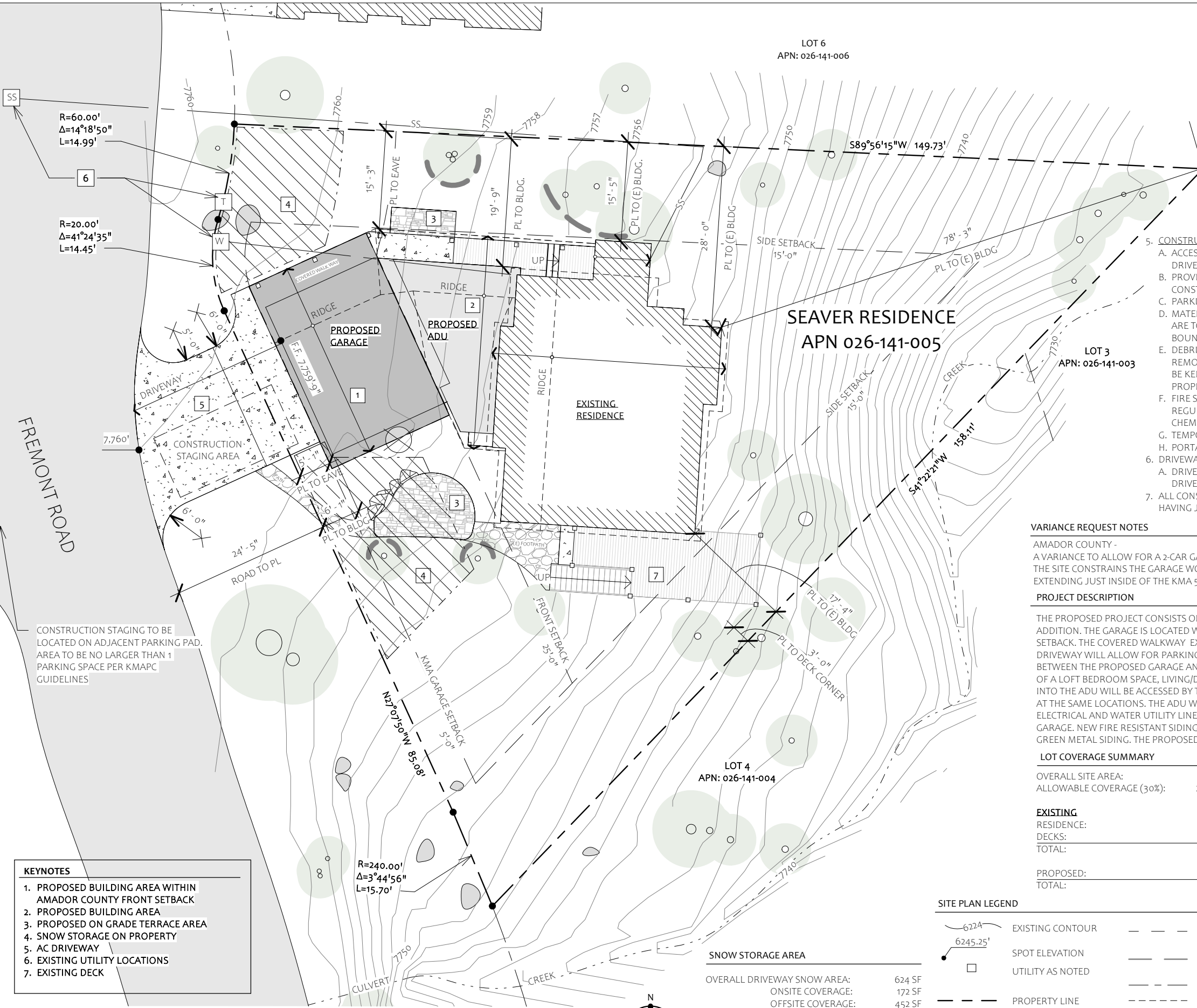
Name of Authorized Agent: EcoSense Designs, Attn: Anne-Flore Dwyer Telephone Number: (530) 214-0864

Address of Authorized Agent: 960 Emerald Bay Road, Unit 6/7, South Lake Tahoe, CA 96150

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Note: A copy of the owner's driver's license or form notarization must be presented to the Building Department when the permit is issued to verify the property owner's signature.

Property Owner's Signature:  Date: 9/16/2024  
Jenny Seaver 9/16/2024

**COPY DRIVERS LICENSE OR ID IN THE SPACE BELOW  
FOR SIGNATURE VERIFICATION**



**SITE NOTES**

- TOPOGRAPHIC SURVEY:**
  - TOPOGRAPHIC AND OTHER SURVEY INFORMATION OBTAINED FROM A SURVEY PREPARED BY CONFLUENCE LAND SURVEYING DATED OCTOBER 2023.
  - TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN, TREE LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.
- TOPOGRAPHY, SPOT ELEVATIONS AND TREES ON SITE PLAN WHICH AREA SHOWN OUTSIDE OF AREA OF SURVEY HAVE BEEN DEDUCED FROM EXTENSION OF SURVEY COMPONENTS AND SITE VISIT. ALL ELEVATIONS AND GRADE ARE TO BE VERIFIED AND COORDINATED IN THE FIELD. FINAL ELEVATIONS FOR ADDITION AND CONNECTION TO EXISTING STRUCTURES TO BE VERIFIED AND COORDINATED IN THE FIELD.
- EXISTING UTILITIES:** EXISTING UTILITIES SHOWN ARE APPROXIMATE FROM SURVEY AND SHALL BE VERIFIED IN FIELD
- GRADING/DRAINAGE:** SLOPE ALL GRADES ADJACENT TO FOUNDATIONS AWAY FROM THE BUILDING A MINIMUM OF 5%. MAINTAIN THE 5% SLOPE FOR A MINIMUM DISTANCE OF 10' AWAY FROM THE STRUCTURE OR TO AN APPROVED DRAINAGE FACILITY.
- CONSTRUCTION MANAGEMENT PLAN:**
  - ACCESS: CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY.
  - PROVIDE ONGOING PROTECTION OF EXISTING VEGETATION DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.
  - PARKING: COMPLY WITH REQUIREMENTS OF THE HOA.
  - MATERIAL STORAGE/DELIVERY: ALL BUILDING MATERIALS, EQUIPMENT, AND MACHINERY, ARE TO BE DELIVERED TO AND REMAIN WITHIN THE IMPROVEMENT ENVELOPE AND THE BOUNDARIES OF THE AREA OF DISTURBANCE.
  - DEBRIS AND WASTE REMOVAL: CLEAN UP TRASH AND DEBRIS AT THE END OF EACH DAY. REMOVE FROM THE CONSTRUCTION SITE AT LEAST ONCE A WEEK. CONSTRUCTION SITE SHALL BE KEPT NEAT AND SHALL NOT BE AN EYESORE, NUISANCE, OR DETRIMENT TO NEIGHBORING PROPERTIES.
  - FIRE SAFETY: CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL FIRE SAFETY REGULATIONS. PROVIDE A MINIMUM OF 1 SHOVEL AND TWO 20 LB ABC RATED DRY CHEMICAL FIRE EXTINGUISHERS MOUNTED IN PUBLIC VIEW.
  - TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.
  - PORTABLE TOILET & DUMPSTER SHALL BE LOCATED IN A LOCATION APPROVED BY THE HOA. DRIVEWAY SHALL COMPLY WITH THE FOLLOWING STANDARDS.
    - DRIVEWAY GRADE SHALL NOT EXCEED 10% MAXIMUM. SEE AMADOR COUNTY FIRE STANDARD DRIVEWAY AND PRIVATE DRIVEWAY DETAILS.

**VARIANCE REQUEST NOTES**

AMADOR COUNTY -  
A VARIANCE TO ALLOW FOR A 2-CAR GARAGE TO BE LOCATED IN THE FRONT SETBACK ON LOT 5 IS BEING REQUESTED. DUE TO THE SITE CONSTRAINS THE GARAGE WOULD BE LOCATED A MINIMUM OF 7'-0" FROM THE PROPERTY LINE, WITH THE ROOF EXTENDING JUST INSIDE OF THE KMA 5'-0" GARAGE SETBACK.

**PROJECT DESCRIPTION**

THE PROPOSED PROJECT CONSISTS OF A TWO CAR GARAGE AND ACCESSORY DWELLING UNIT WITH A COVERED WALKWAY ADDITION. THE GARAGE IS LOCATED WITHIN THE 25'-0" FRONT SETBACK BUT OUTSIDE OF THE KMA 5'-0" FRONT GARAGE SETBACK. THE COVERED WALKWAY EXTENDS TO THE EXISTING MAIN RESIDENCE ENTRY. THE PROPOSED GARAGE AND DRIVEWAY WILL ALLOW FOR PARKING FOR UP TO 4 VEHICLES. THE ACCESSORY DWELLING UNIT (ADU) IS TO BE LOCATED BETWEEN THE PROPOSED GARAGE AND EXISTING RESIDENCE CONNECTING THE TWO STRUCTURES. THIS ADU WOULD CONSIST OF A LOFT BEDROOM SPACE, LIVING/DINING/KITCHEN AREA AND A SINGLE BATHROOM/LAUNDRY AREA. THE PROPOSED ENTRY INTO THE ADU WILL BE ACCESSED BY THE COVERED WALKWAY. THE RESIDENCES EXISTING UTILITY LOCATIONS ARE TO REMAIN AT THE SAME LOCATIONS. THE ADU WILL BE PROVIDED WITH A SEPARATE HEATING UNIT AND TIE INTO THE EXISTING ELECTRICAL AND WATER UTILITY LINES. A PATIO IS ALSO PROPOSED IN FRONT OF (E) RESIDENCE TO THE SOUTH OF THE GARAGE. NEW FIRE RESISTANT SIDING AND ROOFING ARE PROPOSED AT THE GARAGE AND ADU WITH NEUTRAL BROWN AND GREEN METAL SIDING. THE PROPOSED ROOFING WILL MATCH THE APPROVED METAL ROOFING OF THE EXISTING RESIDENCE.

**LOT COVERAGE SUMMARY**

OVERALL SITE AREA:	9,571 SF
ALLOWABLE COVERAGE (30%):	2,871 SF (30%)

**EXISTING**

RESIDENCE:	1,200 SF
DECKS:	267 SF
TOTAL:	1,467 SF (15%)

**PROPOSED:**

TOTAL:	1,160 SF
TOTAL:	2,627 SF (27%)

**AREA SUMMARY**

<b>TOTAL CONDITIONED SPACE:</b>	2,313 SF
<b>TOTAL UNCONDITIONED SPACE:</b>	1,088 SF
<b>TOTAL ADU SPACE:</b>	315 SF
<b>TOTAL DECK/PATIO AREA:</b>	478 SF

**(E) CONDITIONED SPACE**

(E) LOWER LEVEL:	638 SF
(E) MAIN LEVEL:	1,114 SF
(E) UPPER LEVEL:	561 SF
<b>TOTAL (E) CONDITIONED SPACE:</b>	2,313 SF

**(E) UNCONDITIONED SPACE**

(E) LOWER LEVEL:	455 SF
(E) MAIN LEVEL:	54 SF
(E) UPPER LEVEL:	44 SF
<b>TOTAL (E) UNCONDITIONED SPACE:</b>	553 SF

**(E) DECK:**

	316 SF
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**PROPOSED SPACES:**

ADU:	315 SF
GARAGE:	535 SF
PATIO:	162 SF

**SITE PLAN LEGEND**

- EXISTING CONTOUR
- SPOT ELEVATION
- UTILITY AS NOTED
- PROPERTY LINE
- BUILDING FOOTPRINT
- UTILITY LINE
- BUILDING SETBACK & EASEMENT LINES
- VEGETATION PROTECTION FENCING
- EROSION CONTROL BARRIER
- ROOF OUTLINE
- VARIANCE OUTLINE
- DRAINAGE FLOW LINE

**SNOW STORAGE AREA**

OVERALL DRIVEWAY SNOW AREA:	624 SF
ONSITE COVERAGE:	172 SF
OFFSITE COVERAGE:	452 SF
NORTH SNOW STORAGE AREA:	392 SF
SOUTH SNOW STORAGE AREA:	500 SF
TOTAL:	892 SF (>100%)

- KEYNOTES**
- PROPOSED BUILDING AREA WITHIN AMADOR COUNTY FRONT SETBACK
  - PROPOSED BUILDING AREA
  - PROPOSED ON GRADE TERRACE AREA
  - SNOW STORAGE ON PROPERTY
  - AC DRIVEWAY
  - EXISTING UTILITY LOCATIONS
  - EXISTING DECK

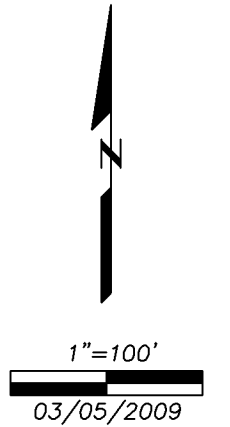
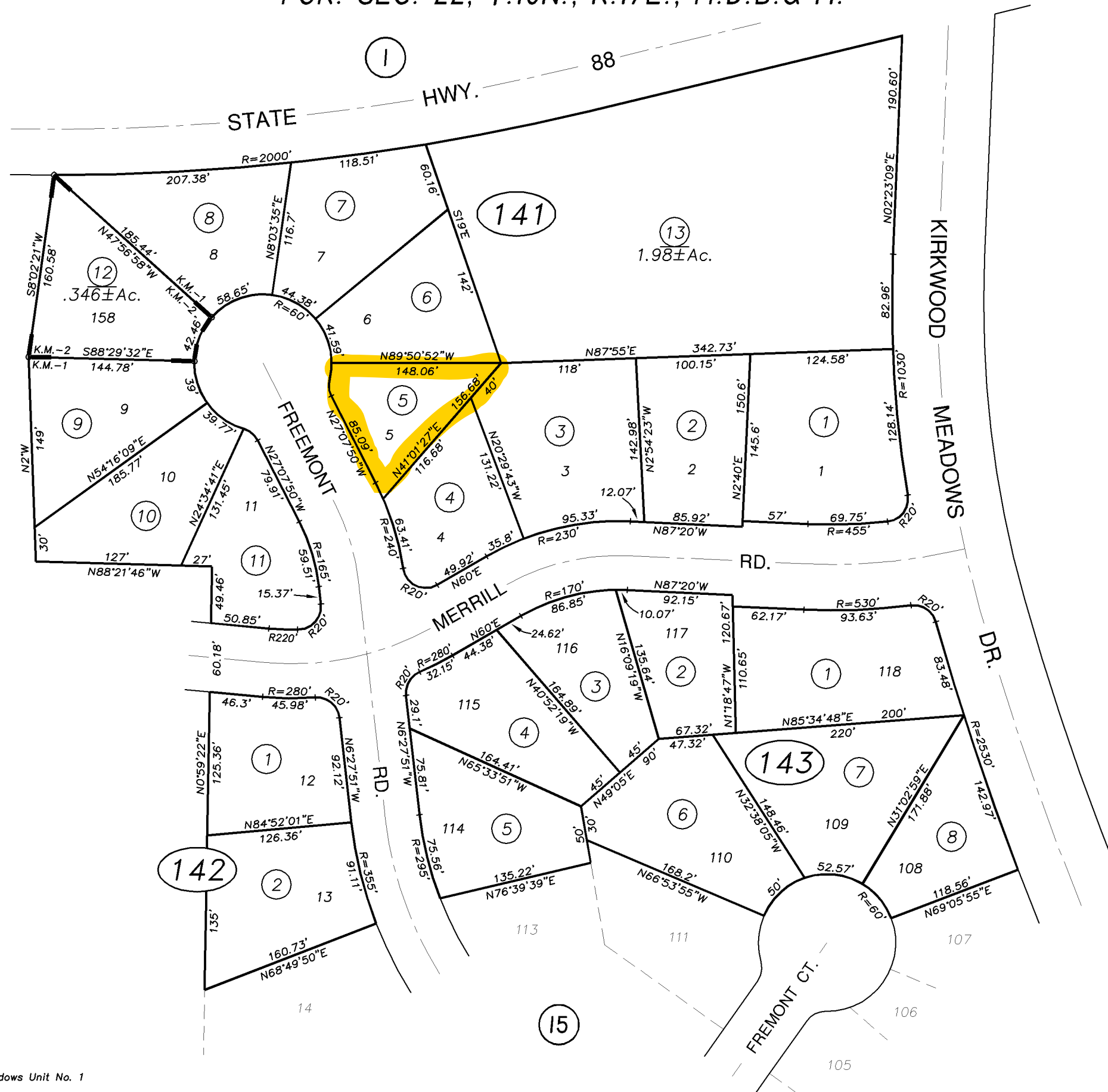
**SITE PLAN**

SCALE 1/16" = 1'-0"

All drawings, specifications, and any other documents created by the architect, and other persons working for the architect, including electronic documents, are instruments of service. The instruments of service are to be used solely for this project. The architect will be the sole author and owner of these instruments of service and will retain all rights, common law, and copyrights to these instruments of service.

Map changes become effective with the 2009-2010 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.



R.M. Bk.03, Sub. Pg.30 Kirkwood Meadows Unit No. 1  
R.M. Bk.03, Sub. Pg.91 Kirkwood Meadows Unit No. 2

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



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## Variance package for APN 026-141-005

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Jennifer Brumm <jennifer.brumm@ecosensedesigns.com>

Wed, Sep 25, 2024 at 3:12 PM

To: Amador County Planning Department <planning@amadorgov.org>

Cc: Anne-Flore Dwyer <ecosense.design@gmail.com>, John Seaver <john.c.seaver@gmail.com>

Hi Krista,

Thank you for the updated fee information. Attached are the sheets that were mentioned needing to be signed.

The ADU is to be rented out as employee housing to help with the growing need up there. As shown on the plot plan the ADU is to be 315 Sq Ft. With 1 bath, kitchen and sleeping loft. Access is to be under the covered walkway along the Northside and across from the paver patio on the north. The complete ADU (access include) in behind the 25' setback.

The Kirkwood Meadows planning committee, KMAPC has reviewed the project and has given us preliminary approval for the project. The KMAPC had zero comments against the project.

[Quoted text hidden]

On Sep 23, 2024, at 12:23 PM, Amador County Planning Department <planning@amadorgov.org> wrote:

Hi Jennifer,

I gave a brief scan of the materials and it looks almost ready for submittal. We will still need signatures on the Environmental Information Form, Indemnification, and at the bottom of the Variance Regulations (there's no line, so at the bottom of the page should be okay), and you can fill in the Zoning and General Plan Info which is PD-SR, Planned Development-Single Family/Duplex Residential Zone and SPA, Special Planning Area General Plan. The Fees have been updated as of the 24-25 fiscal year, so the new fees, including the \$753 application and \$50 admin fee, total \$803.00.

I also wanted to inquire whether the ADU is proposed to be employee housing, occupied by the property owners, or rented out. If the latter is the case, rentals would need to be for periods exceeding 30 days, minimum, as the County Code restricts ADU rentals to long-term rentals only. Because the ADU is proposed within the setback area necessitating the variance, please provide a little more detail regarding this unit, primarily the access points (ingress/egress) points of the residence. More detailed information will be required at the time of permitting.

You may want to initiate contact with the applicable HOA in this development as Planning will require review by their board of the proposed project prior to issuance of building permits. If this project has already been reviewed by the HOA, please include their comments as part of the application packet.

Tri-TAC meetings are scheduled for the second Friday of every month so once we receive the updated application we should be able to forward the packet for review for the October 11th meeting.

Thanks and please let me know if you have any questions,

Krista Ruesel, Planner  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)

On Mon, Sep 16, 2024 at 1:56 PM Jennifer Brumm <jennifer.brumm@ecosensedesigns.com> wrote:

Hello,

Please find attached Variance Application packet for APN 026-141-005. Please let us know if the fees are still \$788 (\$738 application fee + \$50 recording admin fee). If that is correct John Seaver (the homeowner and cc'd on this email) will either send in a check made payable to the Amador County Planning Department, or make a credit/debit card payment over the phone (including the approximate 3% fee for all card payments).

Please advise us on the meeting schedule, We like to attend all meetings to answer any questions.

Thank you,

**Jennifer Brumm**

*Project Manager*

**Ecosense Designs: Architecture & Planning**

[Jennifer.brumm@ecosensedesigns.com](mailto:Jennifer.brumm@ecosensedesigns.com)

O: (530) 214-0864

C: (530) 306-7485

<http://ecosensedesigns.com>

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## 2 attachments



**Variance Project Description-Seaver.pdf**

173K



**Variance Application-Seaver\_executed.pdf**

1194K



**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

Amador – El Dorado Unit  
Camino, CA 95709  
(530) 644-2345  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



October 7, 2024

Project: V-24;9-1 Seaver

Location: 34214 Fremont Rd., Kirkwood, CA 95666

APN: 026-141-005

Subject: CAL FIRE comments

The project listed above is within lands identified as SRA (State Response Area). CAL FIRE has prevention and suppression responsibilities in these areas including enforcement of development standards in accordance with the SRA Minimum Fire Safe Regulations. The following comments related to this project and are the state minimum requirements for this project within the SRA. Local fire jurisdictions and county planning departments may have more restrictive requirements.

**In accordance with CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2**

**Building and Parcel Siting and Setbacks**

(a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).

(b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints , and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:

- (1) non-combustible block walls or fences; or
- (2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
- (3) hardscape landscaping; or
- (4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
- (5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

Please provide what methods you intend to use to meet the requirements of a reduced setback for the referenced project.

Contact this office with any questions.



**Jeff Hoag**

Battalion Chief - Amador El Dorado Unit  
Wildfire Resiliency Program  
2840 Mt. Danaher Rd Camino 95709  
Cell: (530) 708-2725