



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 21, 2024
FROM: Krista Ruesel, Planning Department

PROJECT: Request for a 2-year Extension for Subdivision Map SM 143- Palisades VI, originally 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, 2024. APN: 026-020-046

Applicant: Haven Mountain Group LLC

Supervisorial District: 3

Location: West of the Intersection of Palisades Dr. and Olympic Ct. in Kirkwood, CA

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, **November 7, 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.

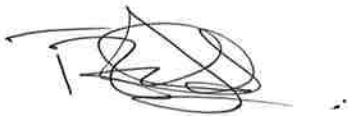
Haven Mountain Group
P.O Box 27312
San Francisco
CA. 94127

Amador County Board of Supervisors
Amador County Planning Department
Chuck Beatty, Planning Director
County Administration Center
810 Court St.
Jackson, CA

Property: Palisades 6, Kirkwood CA
Subject: Tentative Subdivision Map 143,

The developer of the above referenced parcel, Haven Mountain Group LLC, is requesting an extension of the Tentative Subdivision Map for a period of two years. The current extension was approved on 1/5/2021 by the Board of Supervisors, which expires on 11/14/2024. The developer has made considerable progress on preparing for a subdivision Improvement agreement, which was outlined in a meeting with the Planning Directors of Amador and Alpine County on 1/19/22. An update is attached. The civil plans for the project have been submitted to the Public Works Departments of both counties for comment, and the KMPUD has provided their comments. The civil plans have been updated to reflect the plan check comments. The site survey was completed last fall, and a draft of the Final Map has been prepared.

Thank you,



Tobi Adamolekun
Haven Mountain Group LLC

9/24/2024.

Subdivision Improvement Agreement

Attachments and Required Documents

- 1) Final Subdivision Map**
Survey Staking 10/10/23
- 2) Subdivision Improvement Plans prepared by Registered Civil Engineer**
Eastern Sierra Engineering 12/27/2022 90% set
Plan check Comments and Response 2023
Revised Lot lines to incorporate additional snow storage 2023
Submittal 100% Plan Set 2024
- 3) Civil Engineers Cost Estimate**
Eastern Sierra Engineering 9/11/2022 based on 90% set
Revised Estimate prepared 2023
- 4) Drainage Study**
Eastern Sierra engineering Project # 22223 1/2023
- 5) Landscape Plan to mitigate visual impact from Highway 88**
Design Workshop 11/3/2022 incorporated in 90% Civil Drawings
- 6) Preliminary Title Report**
First American Title Company 11/4/2021 Order # 03016696172
- 7) Construction Illustration for Steep Lots- Isometric**
Incorporated into civil drawings
- 8) Will Serve Letter from KMPUD**
Executed 3/23/2022 by KMPUD
- 9) Performance Guarantee- Based on Engineers Estimate**
Pending final estimate
- 10) Warranty Security- 10% of Estimate for 1 year**
Pending final estimate
- 11) Evidence of Insurance**
Pending final estimate
- 12) Employees Housing Offset equal to 7 units**
Pending ongoing negotiations with Vail Resorts dba Kirkwood Mountain Resort
- 13) Recorded Roadway Maintenance Agreement with HOA**
Developer "entitled to annex" per Burton & Swett letter 7/1/2022
- 14) Recorded Driveway Maintenance Agreement for parcels 47,48,49**
Developer "entitled to annex" per Burton & Swett letter 7/1/2022

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF REAL PROPERTY SHOWN HEREON AS THE SUBDIVISION AND THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND IN CONSIDERATION FOR AND AS A CONDITION OF THE APPROVAL OF SAID MAP THEY DO HEREBY:

1. MAKE AN IRREVOCABLE OFFER TO DELEGATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE, EASEMENTS FOR USE AS A PUBLIC HIGHWAY OVER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS SNOWSHOE COURT AND OLYMPIC COURT.
2. MAKE AN IRREVOCABLE OFFER TO DELEGATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE AS A PUBLIC UTILITY EASEMENT IN, OVER, ABOVE OR UNDER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" @ U.L.E.A.
3. MAKE AN IRREVOCABLE OFFER TO DELEGATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE AS A SNOW STORAGE EASEMENT IN, OVER, ABOVE OR UNDER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS "SNOW STORAGE EASEMENT" @ S.S.E.A.

NAME: _____
 TITLE: _____
 HAVEN MOUNTAIN GROUP LLC

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
 COUNTY OF _____

ON _____ BEFORE ME, _____ WHO PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMED IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL)

SHEET LAYOUT

- SHEET 2 & SHEET 3 - BOUNDARY AND PRIVATE DRIVEWAY & UTILITY EASEMENT INFORMATION
- SHEET 4 & SHEET 5 - BUILDING ENVELOPES AND SNOW STORAGE EASEMENTS

TURNER & ASSOCIATES, INC.
 LAND SURVEYING

(775) 500-5650
 APPROVED FOR SURVEYING
 300 DORLA COURT, SUITE 203 - BOARD HILL, NEVADA 89448
 P.O. BOX 5847 - STATELINE, NEVADA 89449
 JOB NO. 22042

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HAVEN MOUNTAIN GROUP LLC ON OCTOBER 6, 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONVENTIONALLY APPROVED TENTATIVE MAP, THAT MONUMENTS WILL BE OF THE CHARACTER WILL OCCUPY THE POSITIONS INDICATED BY _____ AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JEFFERY W. TURNER DATE _____
 P.L.S. 7944

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THIS SUBDIVISION MAP, THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

RODER B. PITTO P.L.S. 4420
 COUNTY SURVEYOR
 COUNTY OF AMADOR, CALIFORNIA

COUNTY TREASURER-TAX COLLECTOR STATEMENT

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE AGAINST THE PROPERTY SHOWN ON THIS MAP AND THAT A RISK OR DEFENSE FOR ANY AND ALL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE HAS BEEN PRESENTED TO AMADOR COUNTY.

DATE _____
 NAME _____
 AMADOR COUNTY TREASURER-TAX COLLECTOR

COUNTY CLERK'S CERTIFICATE

I, KIMBERLY L. GRADY HEREBY CERTIFY THAT THE AMADOR COUNTY BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2021 BY AN ORDER OF ONLY PASSED AND ENTERED, DID APPROVE THE PALISADES UNIT NO. 6 FINAL MAP AND DID SPECIFICALLY REJECT ALL ROADS SHOWN THEREON, AND ALL SNOW STORAGE EASEMENTS SHOWN THEREON, AND ALL DRAINAGE EASEMENTS SHOWN THEREON UNLESS SUCH TIME AS THEY MAY BE ACCEPTED BY RESOLUTION OF THE BOARD OF SUPERVISORS, AND DID ACCEPT OF BEHALF OF THE PUBLIC, ALL ROAD EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2021.

KIMBERLY L. GRADY, AMADOR COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF ALPINE, STATE OF CALIFORNIA

**FINAL MAP
THE PALISADES UNIT NO. 6**

PORTION OF THE S.1/2 OF
 SECTION 27, T.10N., R.17E., M.D.M.,
 GRANT DEED 2021-000987 (ALPINE COUNTY)
 GRANT DEED 2021-0014015 (AMADOR COUNTY)

COUNTIES OF ALPINE AND AMADOR,
 STATE OF CALIFORNIA

SHEET 1 OF 5 SCALE 1" = 50'
 JANUARY 2024

COUNTY HEALTH OFFICER'S CERTIFICATE

THIS MAP CONFORMS TO LOCAL ORDINANCES WITH REGARDS TO SEWAGE DISPOSAL AND WATER SUPPLY PROVISIONS THEREIN.

DATE _____
 NAME _____
 AMADOR COUNTY HEALTH OFFICER

COUNTY PLANNERS STATEMENT

I, _____ HEREBY CERTIFY THAT THIS MAP IN IN CONFORMITY WITH THE TENTATIVE MAP AS APPROVED WITH ALPINE COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2021. THIS MAP CONFORMS TO LOCAL ORDINANCES WITH REGARDS TO SEWAGE DISPOSAL AND WATER SUPPLY PROVISIONS THEREIN.

DATE _____
 AMADOR COUNTY PLANNER

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____

AT _____, IN BOOK _____ OF MAPS AT PAGE _____

AT PAGE _____, AT THE REQUEST OF HAVEN MOUNTAIN GROUP LLC.

KIMBERLY L. GRADY
 COUNTY RECORDER
 COUNTY OF AMADOR COUNTY CALIFORNIA

BY: _____
 DEPUTY

DRAFT

DRAFT

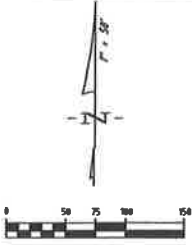
FINAL MAP THE PALISADES UNIT NO. 6

PORTION OF THE S.1/2 OF
SECTION 27, T.10N., R.17E., M.D.M.,
GRANT DEED 2021-000987 (ALPINE COUNTY)
GRANT DEED 2021-0014015 (AMADOR COUNTY)

COUNTIES OF ALPINE AND AMADOR,
STATE OF CALIFORNIA

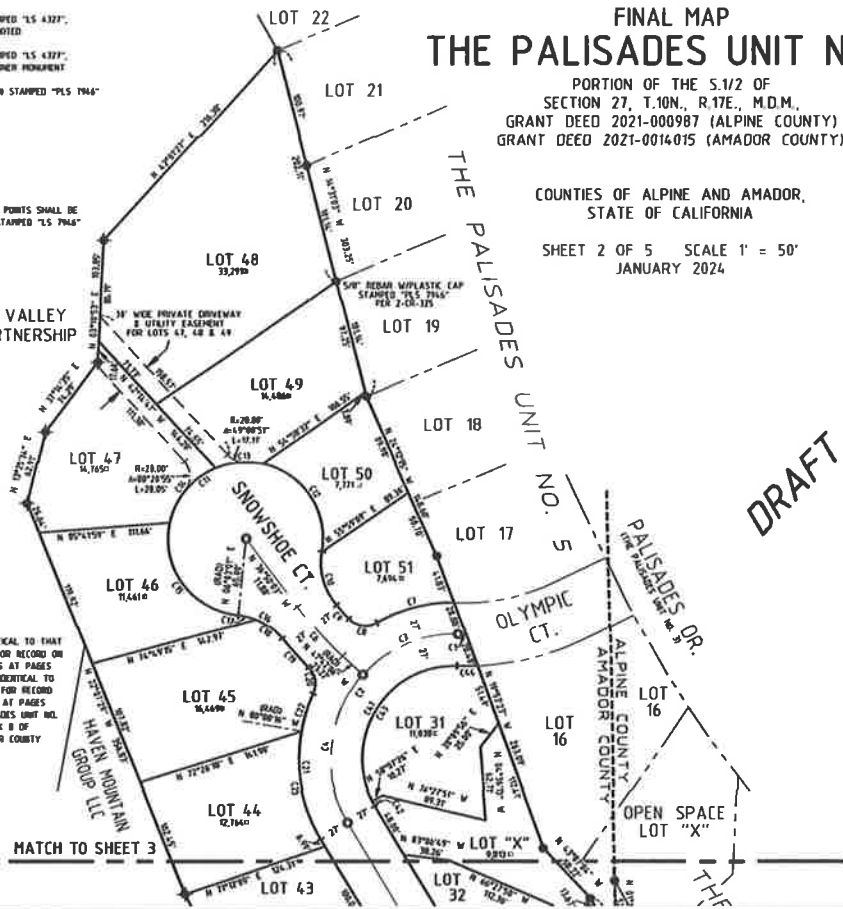
SHEET 2 OF 5 SCALE 1" = 50'
JANUARY 2024

- LEGEND**
- FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", 8/10 OR 8/21, OR FOUND MONUMENT AS NOTED
 - ◆ FOUND 1/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", NO RECORD, ACCEPTED AS PROPERTY CORNER MONUMENT
 - SET MONUMENT (TYPE TO BE DETERMINED STAMPED "PLS 1944"
 - ∅ MEASURED
 - (C) CALCULATED
 - (RAD) RADIAL BEARING
 - SQUARE FEET
- ALL PROPERTY CORNERS AND RIGHT-OF-WAY CURVE POINTS SHALL BE MONUMENTED WITH A 5/8" REBAR W/PLASTIC CAP STAMPED "LS 7948"



ADJACENT PARCELS	OWNER	AREA (SQ. FT.)	LENGTH (FEET)	BEARING	PERMITS	LENGTH
LOT 22						
LOT 21						
LOT 20						
LOT 19						
LOT 18						
LOT 17						
LOT 16						
LOT 15						
LOT 14						
LOT 13						
LOT 12						
LOT 11						
LOT 10						
LOT 9						
LOT 8						
LOT 7						
LOT 6						
LOT 5						
LOT 4						
LOT 3						
LOT 2						
LOT 1						
LOT 48						
LOT 49						
LOT 50						
LOT 51						
LOT 47						
LOT 46						
LOT 45						
LOT 44						
LOT 43						
LOT 31						
LOT 32						
LOT "X"						

HEAVENLY VALLEY LIMITED PARTNERSHIP
DRAFT



DRAFT

- REFERENCE DOCUMENTS**
- (01) THE PALISADES UNIT NO. 4 (ALPINE COUNTY)
 - (02) THE PALISADES UNIT NO. 5 (ALPINE COUNTY)
 - (03) THE PALISADES UNIT NO. 5 (AMADOR COUNTY)
 - (04) GRANT DEED 2021-000987 (ALPINE COUNTY)
 - (05) GRANT DEED 2021-0014015 (AMADOR COUNTY)

BASIS OF BEARING
THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF THE PALISADES UNIT NO. 4, FILED FOR RECORD ON DECEMBER 30, 2003 IN BOOK 6 OF MAPS AT PAGES 23-25, ALPINE COUNTY RECORDS, ALSO IDENTICAL TO THAT OF PALISADES UNIT NO. 5, FILED FOR RECORD ON JUNE 15, 2006 IN BOOK 6 OF MAPS AT PAGES 72-78, ALPINE COUNTY RECORDS, PALISADES UNIT NO. 5 IS ALSO FILED JUNE 15, 2006 IN BOOK 8 OF SUBDIVISION MAPS AT PAGE 04, AMADOR COUNTY RECORDS.

TURNER & ASSOCIATES, INC.
LAND SURVEYING
1753 500-5858
ADMIN@TURNERSURVEYING.NET
300 OORLA COURT, SUITE 203 - REDOND BEACH, CALIFORNIA 92640
P.O. BOX 5047 - STAYLENE, NEVADA 89449
JOB NO. 22842

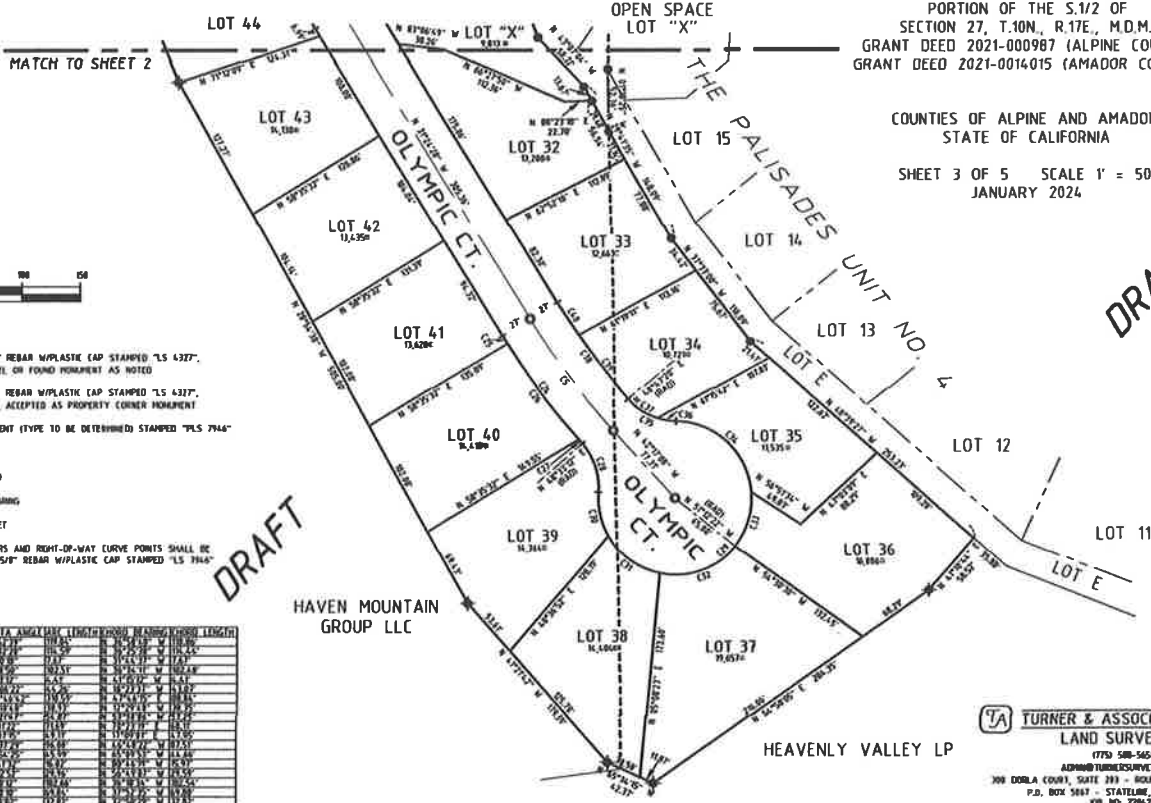
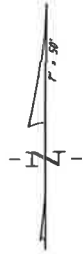
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COUNTIES OF ALPINE AND AMADOR,
STATE OF CALIFORNIA

SHEET 3 OF 5 SCALE 1" = 50'
JANUARY 2024

DRAFT



- LEGEND**
- FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", 0/11 OR 0/12 OR FOUND MONUMENT AS NOTED
 - ◆ FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", NO RECORD, ACCEPTED AS PROPERTY CORNER MONUMENT
 - SET MONUMENT (TYPE TO BE DETERMINED) STAMPED "PLS 7944"
 - ○ MEASURED
 - ○ CALCULATED
 - ○ RADIAL BEARING
 - ○ SQUARE FEET
- ALL PROPERTY CORNERS AND RIGHT-OF-WAY CURVE POINTS SHALL BE MONUMENTED WITH A 5/8" REBAR W/PLASTIC CAP STAMPED "LS 7944"

DRAFT

HAVEN MOUNTAIN GROUP LLC

HEAVENLY VALLEY LP

LINE	BEARING	LENGTH	BEARING	LENGTH
1	N 89°06'51" W	32.24	N 89°06'51" W	32.24
2	N 89°06'51" W	10.36	N 89°06'51" W	10.36
3	N 89°06'51" W	10.36	N 89°06'51" W	10.36
4	N 89°06'51" W	10.36	N 89°06'51" W	10.36
5	N 89°06'51" W	10.36	N 89°06'51" W	10.36
6	N 89°06'51" W	10.36	N 89°06'51" W	10.36
7	N 89°06'51" W	10.36	N 89°06'51" W	10.36
8	N 89°06'51" W	10.36	N 89°06'51" W	10.36
9	N 89°06'51" W	10.36	N 89°06'51" W	10.36
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11	N 89°06'51" W	10.36	N 89°06'51" W	10.36
12	N 89°06'51" W	10.36	N 89°06'51" W	10.36
13	N 89°06'51" W	10.36	N 89°06'51" W	10.36
14	N 89°06'51" W	10.36	N 89°06'51" W	10.36
15	N 89°06'51" W	10.36	N 89°06'51" W	10.36
16	N 89°06'51" W	10.36	N 89°06'51" W	10.36
17	N 89°06'51" W	10.36	N 89°06'51" W	10.36
18	N 89°06'51" W	10.36	N 89°06'51" W	10.36
19	N 89°06'51" W	10.36	N 89°06'51" W	10.36
20	N 89°06'51" W	10.36	N 89°06'51" W	10.36
21	N 89°06'51" W	10.36	N 89°06'51" W	10.36
22	N 89°06'51" W	10.36	N 89°06'51" W	10.36
23	N 89°06'51" W	10.36	N 89°06'51" W	10.36
24	N 89°06'51" W	10.36	N 89°06'51" W	10.36
25	N 89°06'51" W	10.36	N 89°06'51" W	10.36
26	N 89°06'51" W	10.36	N 89°06'51" W	10.36
27	N 89°06'51" W	10.36	N 89°06'51" W	10.36
28	N 89°06'51" W	10.36	N 89°06'51" W	10.36
29	N 89°06'51" W	10.36	N 89°06'51" W	10.36
30	N 89°06'51" W	10.36	N 89°06'51" W	10.36
31	N 89°06'51" W	10.36	N 89°06'51" W	10.36
32	N 89°06'51" W	10.36	N 89°06'51" W	10.36
33	N 89°06'51" W	10.36	N 89°06'51" W	10.36
34	N 89°06'51" W	10.36	N 89°06'51" W	10.36
35	N 89°06'51" W	10.36	N 89°06'51" W	10.36
36	N 89°06'51" W	10.36	N 89°06'51" W	10.36
37	N 89°06'51" W	10.36	N 89°06'51" W	10.36
38	N 89°06'51" W	10.36	N 89°06'51" W	10.36
39	N 89°06'51" W	10.36	N 89°06'51" W	10.36
40	N 89°06'51" W	10.36	N 89°06'51" W	10.36
41	N 89°06'51" W	10.36	N 89°06'51" W	10.36
42	N 89°06'51" W	10.36	N 89°06'51" W	10.36
43	N 89°06'51" W	10.36	N 89°06'51" W	10.36
44	N 89°06'51" W	10.36	N 89°06'51" W	10.36

JA TURNER & ASSOCIATES, INC.
LAND SURVEYING
1775 5th St
ADDITIONAL SURVEYING
300 DOOLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448
P.O. BOX 3617 - STAPLEH, NEVADA 89149
JOB NO. 22842

FINAL MAP THE PALISADES UNIT NO. 6

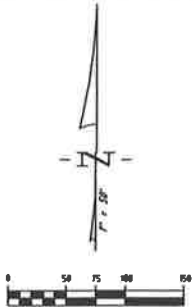
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STATE OF CALIFORNIA

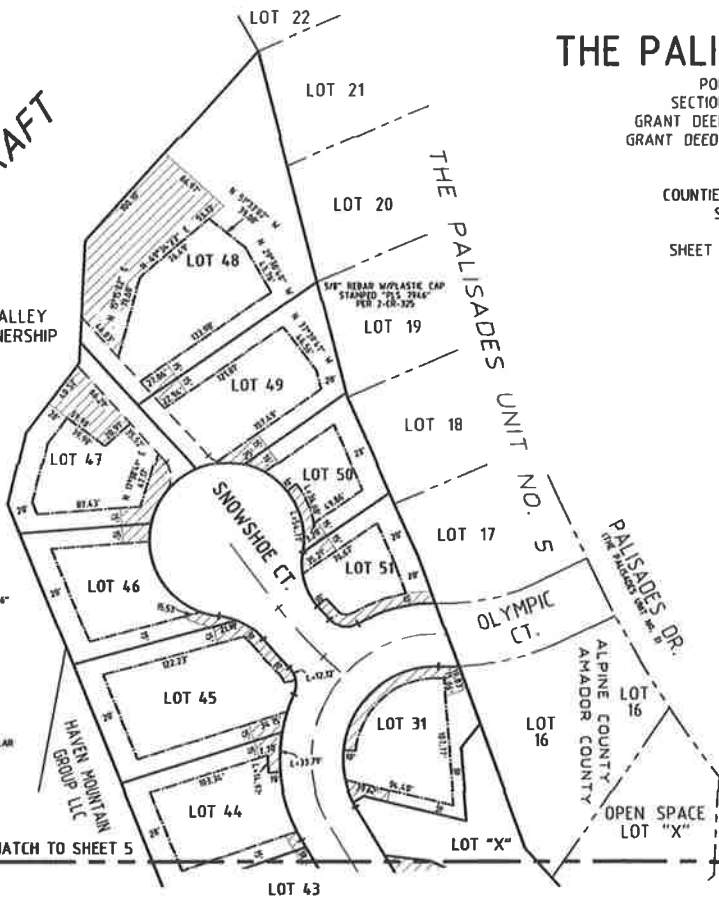
SHEET 4 OF 5 SCALE 1" = 50'
JANUARY 2024

DRAFT

DRAFT



HEAVENLY VALLEY
LIMITED PARTNERSHIP



LEGEND

- FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", (R1) OR (R2), OR FOUND MONUMENT AS NOTED
 - ◆ FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", NO RECORD ACCEPTED AS PROPERTY CORNER MONUMENT
 - SET MONUMENT (TYPE TO BE DETERMINED) STAMPED "TLS 7944"
 - (M) MEASURED
 - (C) CALCULATED
 - (RADI) RADIAL BEARING
 - BUILDING ENVELOPE
 - ▨ SNOW STORAGE EASEMENT
- BOUNDARIES OF SNOW STORAGE EASEMENTS ARE PARALLEL OR PERPENDICULAR TO THE ADJACENT PROPERTY LINE UNLESS OTHERWISE NOTED.

TURNER & ASSOCIATES, INC.
LAND SURVEYING
17753 500-5650
ADMIN@TURNERSURVEYING.NET
300 OXLEY COURT, SUITE 203 - ROUND HILL, NEVADA 89448
P.O. BOX 5867 - STATELINE, NEVADA 89449
JOB NO. 22942

NOTES

1. A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OR OVER, ACROSS AND THROUGH LOT A (PALISADES DRIVE) AND (LOT B (OLYMPIC COURT)) OF THE PALISADES UNIT NO. 5 ACCORDING TO THE OFFICIAL MAP THEREOF, FILED FOR RECORD ON JUNE 15, 2005 IN BOOK 8 OF SUBDIVISION MAPS, AT PAGE 84, AMADOR COUNTY RECORDS AND IN BOOK 4 OF MAPS AT PAGE 72 ALPINE COUNTY RECORDS.
2. A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OR OVER, ACROSS AND THROUGH LOT A (PALISADES DRIVE) OF THE PALISADES, UNIT NO. 3, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED FOR RECORD ON MARCH 1, 2011 IN BOOK 3 OF MAPS, AT PAGES 3 AND 4, ALPINE COUNTY RECORDS AND AS SAID LOT A (PALISADES DRIVE) IS SHOWN ON THE MAP OF PALISADES, UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF FILED FOR RECORD OCTOBER 5, 2008 IN BOOK 4 OF MAPS AT PAGES 101 AND 102, ALPINE COUNTY RECORDS.
3. A NON-EXCLUSIVE ACCESS EASEMENT OVER KIRKWOOD MEADOWS DRIVE AS SAID DRIVE IS SHOWN ON THE MAP OF KIRKWOOD MEADOWS ALPINE, UNIT NO. 1, FILED FOR RECORD IN BOOK ONE OF OFFICIAL MAPS AT PAGE 73-77, ALPINE COUNTY RECORDS, ALPINE COUNTY, CALIFORNIA.
4. A NON-EXCLUSIVE EASEMENT OVER KIRKWOOD MEADOWS DRIVE AS SAID DRIVE IS SHOWN ON THE MAP OF KIRKWOOD MEADOWS, UNIT NO. 1 FILED 3 OF SUBDIVISION MAPS, PAGE 30, AND AS SAID DRIVE IS SHOWN ON THE MAP OF KIRKWOOD MEADOWS, UNIT NO. 2, FILED FOR RECORD IN BOOK 3 OF SUBDIVISION MAPS, AT PAGE 91, AMADOR COUNTY RECORDS, AMADOR COUNTY, CALIFORNIA.

MATCH TO SHEET 5

LOT 43

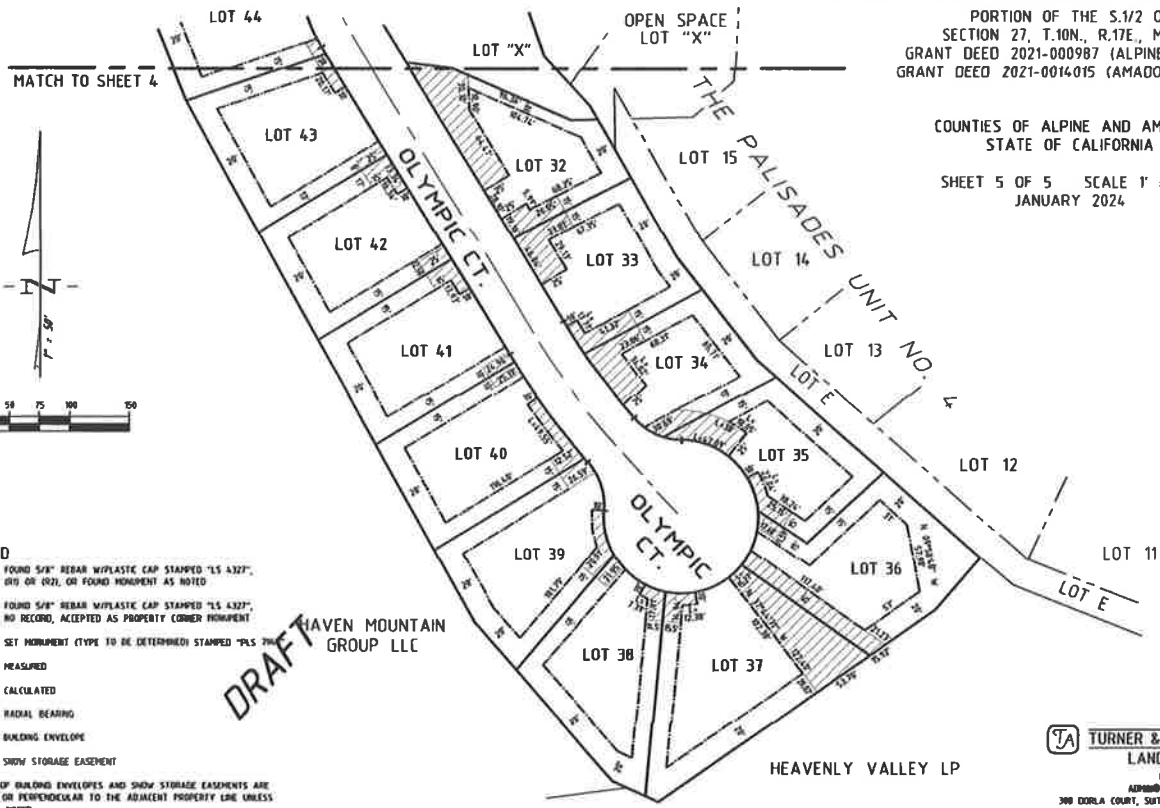
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COUNTIES OF ALPINE AND AMADOR,
STATE OF CALIFORNIA

SHEET 5 OF 5 SCALE 1" = 50'
JANUARY 2024

DRAFT



LEGEND

- FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", 010 OR 020, OR FOUND MONUMENT AS NOTED
 - ◆ FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", NO RECORD, ACCEPTED AS PROPERTY CORNER MONUMENT
 - SET MONUMENT (TYPE TO BE DETERMINED) STAMPED "PLS 710"
 - MH MEASURED
 - (C) CALCULATED
 - (RAD) RADIAL BEARING
 - BUILDING ENVELOPE
 - ▨ SNOW STORAGE EASEMENT
- SIDE LINES OF BUILDING ENVELOPES AND SNOW STORAGE EASEMENTS ARE PARALLEL OR PERPENDICULAR TO THE ADJACENT PROPERTY LINE UNLESS OTHERWISE NOTED.

DRAFT HAVEN MOUNTAIN GROUP LLC

HEAVENLY VALLEY LP

JA TURNER & ASSOCIATES, INC.
LAND SURVEYING
17751 580-5600
ADMIN@TURNERSURVEYING.NET
300 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89449
P.O. BOX 5067 - STATELINE, NEVADA 89419
JTB 100-23042

**STAFF REPORT TO: TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
FOR MEETING OF: NOVEMBER 8, 2024**

ITEM __ Request for a 2-year Extension for Subdivision Map SM 143- Palisades VI, originally 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, 2024. APN: 026-020-046

Applicant: Haven Mountain Group LLC

Supervisory District: 3

Location: West of the Intersection of Palisades Dr. and Olympic Ct. in Kirkwood, CA

A. General Plan Designation: SPA, Special Planning Area

B. Present Zoning: PD-SR, Planned Development, Single-family/Duplex Residential)

C. Acreage Involved: 8.1 acres divided into residential lots

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

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

F. Description and 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
- Four-year extension granted by Planning Commission- November 14, 2024
- BOS Appeal upheld granted extension- Current expiration date: November 14, 2024

The Kirkwood Specific Plan and the EIR for the Kirkwood Specific Plan can be found on the County's website at <https://www.amadorgov.org/departments/planning/tri-county-technical-advisory-committee-Tri-TAC>.

G. Previous Board of Supervisors Findings:

1. The Board finds that the CEQA Guidelines section 15182 exemption for residential projects implementing specific plans applies to this tentative map extension because the project is in conformity with the Kirkwood Specific Plan.
2. The Board finds that an event described in CEQA Guidelines section 15162 (changed circumstances or qualifying new information) has not occurred and that a subsequent or supplemental EIR to the Kirkwood Specific Plan EIR is therefore not required.
3. When the Planning Commission approved Tentative Map Nos. 143 and 180 on November 14, 2017, it made findings under the Government Code including a finding per Government Code section 66473.5 that the tentative maps were consistent with the General Plan and the Kirkwood Specific Plan. The Board hereby finds that nothing has changed that would alter the 2017 findings or make these tentative maps inconsistent with the planning documents, and that these planning documents are not inconsistent with each other.

AMADOR COUNTY BOARD OF SUPERVISORS
Conditions of Approval and Mitigation Monitoring Program

PROJECT: Palisades Unit 6 Subdivision Map No. 143

SUBDIVIDER: Kirkwood Mountain Resort, LLC

DESCRIPTION: This project consists of the division of 8.1 acres into 21 single family lots; located on the west side of Kirkwood Meadows Dr. just south of Loop Rd. in the 'Ski-In Ski-Out South' area as delineated in the 2003 Kirkwood Specific Plan.

ENVIRONMENTAL DOCUMENT: Exempt from further CEQA review.

PLANNING COMMISSION APPROVAL DATE: October 11, 2005

BOARD OF SUPERVISORS ACTION: November 8, 2005

TENTATIVE SUBDIVISION MAP EXPIRATION DATE: November 8, 2008

GUBERNATORIAL SB 1185 EXPIRATION DATE: November 8, 2009

EXTENSION OF EXPIRATION DATE: November 8, 2014

GUBERNATORIAL AB116 EXTENSION EXPIRATION DATE: November 8, 2016

EXTENSION OF EXPIRATION DATE: November 8, 2017

IMPORTANT NOTES:

- NOTE A: It is suggested the subdivider contact the Health, Public Works, and Planning Departments and any other agencies involved prior to commencing the preceding requirements. Improvement work shall not begin prior to the review of the plans and the issuance of a permit by the Public Works Agency. The Inspector must have a minimum of 48 hours notice prior to the start of any construction.
- NOTE B: An extension of this tentative map is possible, provided said extension is applied for by the applicant to the Planning Department, in writing, prior to the expiration date of the tentative map.
- NOTE C: Information concerning this map can be obtained through the Amador County Planning Department, 500 Argonaut Lane, Jackson, CA 95642. Phone: (209) 223-6380.

CONDITIONS OF APPROVAL

SUBDIVISION MAP RECORDATION REQUIREMENTS:

1. Prepare and submit Final Map. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
2. Submit Preliminary Title Report as evidence of ownership. A Subdivision Map Guaranty must accompany the map at the time of recording. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
3. All Subdivisions must be surveyed by a Registered Civil Engineer or Licensed Land Surveyor. Monuments are to be set, reset, or verified (if existing) in accordance with County Standards. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
4. The new lot lines must be surveyed and monumented by a Registered Civil Engineer or Licensed Land Surveyor, *or provide adequate performance guarantee subject to approval by the Amador County Public Works Agency.* The remainder of the Subdivision boundaries may be compiled from record data. The work and map must conform with the Subdivision Map Act, the Land Surveyor's Act, and County Ordinances. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.
5. Pursuant to Section 66456.1 of the Government Code, (Subdivision Map Act) multiple Final Maps may be filed prior to the expiration of the tentative map. Any multiple Final Map so filed shall be reviewed as to reasonableness by the Land Division Review Committee prior to submittal to the Board of Supervisors for Final Map approval. The shape, size, and development of any single unit or multiple units will be subject to Public Works and Environmental Health Department review for traffic circulation and sewage disposal. AFTER REVIEW BY THE ENVIRONMENTAL HEALTH DEPARTMENT AND PUBLIC WORKS AGENCY, THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.

DRAINAGE:

6. Construction activities involving grading and excavation shall be conducted between April 1 and November 1 when major storms are not likely to occur, unless grading for emergency construction is authorized. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
7. As part of the Erosion Control plan required to be submitted with any grading permit application, submit a drainage study to the Building Department and Public Works Agency for the entire project, prepared by a Registered Civil Engineer, conforming to the requirements of County Code Ordinance No. 1569, Appendix 1 of the 2003 Kirkwood Specific Plan. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
8. Design of the drainage plan shall be in conformance with criteria as designated in County Ordinance Code No. 1569, including rights-of-way, sewers, channels, swales and appurtenances, on- or off-site as needed to provide adequate positive storm drainage

facilities. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

9. No drainage work shall be done without a minimum 48-hour notice to the Public Works Inspector. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
10. Prior to recordation of any Subdivision Map, provide a 20 foot minimum setback for non-County maintained storm drainage purposes (as required) *from the centerline of the specific facility*. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

PUBLIC WORKS FEES:

11. The developer shall pay the actual costs of Plan Checking, Inspection and Testing as provided in Section 17.40 of the County Ordinance prior to recordation of any final map(s). Five percent (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs shall be deposited with the Public Works agency (21/2% at the time of submission and 21/2% prior to inspection and testing). THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

ROAD SIGNS / STRIPING:

12. Provide stop sign, stop bar, and "STOP" painted on pavement at all intersections in conformance with CalTrans or the MUTCD standards. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

DEDICATIONS AND EASEMENTS:

13. Provide an irrevocable offer of dedication for Olympic Court and Snowshoe Court as a minimum 54 foot wide Right Of Way extending 5 feet beyond top of cuts and toe of fills *exclusive of the building footprint as approved by the Amador County Building Department*. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
14. Demonstrate adequate access for each parcel taking access from Olympic Court and Snowshoe Court. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
15. Olympic Court and Snowshoe Court shall remain as a 54 foot wide Right Of Way to be maintained by the *Palisades at Kirkwood* Homeowners Association. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
16. Provide easements as required in the 2003 Kirkwood Specific Plan for utilities. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
17. Snow Storage easements shall be provided as shown on the Tentative Subdivision Map No. 143. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

PUBLIC ROAD IMPROVEMENTS:

18. Submit street and drainage improvement plans prepared by a Registered Civil Engineer for Olympic Court and Snowshoe Court in accordance with County Code Chapters 12.08 and 17.90, and Exhibit A Table 5.1 of Ordinance 1569 to the following: 54 foot Right-of-way including 5 feet beyond top of cuts and toe of fills, full 26.5 feet wide base - 5 inches thick - penetration treatment 26.5 feet wide, Full 20 feet wide AC 2 inches thick, terminating in a 50 foot radius cul de sac bulb. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
19. Construct or provide adequate performance guarantee, to the satisfaction of the Public Works Director, street and drainage improvements in accordance with County Code Chapters 12.08 and 17.90 for Olympic Court and Snowshoe Court to the following: 54 foot Right-of-way including 5 feet beyond top of cuts and toe of fills, full 26.5 feet wide base - 5 inches thick - penetration treatment 26.5 feet wide, Full 20 feet wide AC 2 inches thick, terminating in a 50 foot radius cul de sac bulb (NOTE: Construction staking is required and shall be the responsibility of the developer). THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
20. Enter into a land development improvement agreement for all public improvements and submit any required accompanying bonds, fees, and related documents. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
21. *Prior to Construction*, obtain permits from the County and other jurisdictions as required by the County Director of Public Works for the construction of road improvements including any required appurtenances. Developer must provide County with Certificate of Workmen's Compensation Insurance. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
22. Developer shall provide a Recorded Roadway Maintenance Agreement through a Homeowners Association providing for Fair Share costs of road maintenance for Olympic Court and Snowshoe Court. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

COMMON DRIVEWAY IMPROVEMENTS:

23. Prior to recordation of any Final Map(s), the common driveway serving Parcels 47, 48, and 49 shall access Snowshoe Court by a Public Works Standard PW- 4 Common Residential Driveway Approach in accordance with the 2003 Kirkwood Specific Plan Ordinance 1569 and County Code Chapter 15.30 *[where item is not covered by Ordinance 1569]* requirements which shall conform to Public Works Standard PW- 4 Standard Common Residential Driveway Approach. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
24. Prior to recordation of any Final Map(s), the common driveway serving Parcels 47, 48, and 49 shall be constructed, or an adequate performance guarantee shall be provided to the satisfaction of the Public Works Director, in accordance with the 2003 Kirkwood Specific Plan Ordinance 1569 as provided. County Code Chapter 15.30 *[where item is not covered]*

by *Ordinance 1569J* requirements pertaining to driveways, cul-de-sac bulbs and hammerheads shall apply where no such provisions are provided in the Specific Plan. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

25. Prior to recordation of any Final Map(s), submit a Recorded Driveway Maintenance Agreement for the Common Driveway encroachment and common driveway serving Parcels 47, 48, and 49 from the encroachment to Snowshoe Court to the western property line of Parcel 48. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

ACCESS RESTRICTIONS

26. The driveway access point to Parcel No. 31 shall be located at the furthest southerly corner of the parcel providing for adequate sight distance. The remainder of Parcel No. 31 road frontage along Olympic Court shall be restricted from further vehicular access. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.
27. Vehicular access from Olympic Court for Parcels 45 and 51 shall be restricted. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

SPECIFIC PLAN AMENDMENT:

28. Prior to recordation of any Final Map(s) *containing more than 19 development units in Palisades Unit VI (50 units total in the entire Palisades single family area)*, an amendment to ordinance adopting the 2003 Kirkwood Specific Plan that transfers two dwelling units from the Ski-In Ski-out North area, for a maximum of 35 dwelling units, to the Ski-In Ski-Out South area, for a maximum of 52 dwelling units, shall be approved by the Board of Supervisors. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

SUBDIVISION DESIGN:

29. Building envelopes shall be modified on all lots adjacent to wetlands to avoid *significantly* impacting or encroaching into biologically sensitive areas. Building envelopes to be modified include those on Lots 32, 37, 38, 39, 43 and 44. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
30. Areas in the vicinity of Lots 37, 38 and 39 shall be surveyed to determine the presence wetlands. Lot configurations may be required to be modified prior to the recordation of a Final Map based on the findings of this wetlands survey. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
31. Vehicular access to lot 31 shall be limited to the southernmost portion of the lot to ensure adequate site visibility. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
32. Concept drawings that illustrate the method of access and anticipated type of construction for lots that take access through the steeper sections of the road cut along the new Olympic Court shall be made part of the final subdivision map. The requirement for such construction shall be disclosed to the buyers of all such lots. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
33. An overall landscape plan shall be submitted for approval by the Tri-County Technical

Advisory Committee prior to the recordation of a Final Map that illustrates the placement of the appropriate size and type of plant materials to provide for mitigation of visual impacts of the subdivision as viewed from Highway 88. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

34. Prior to the issuance of a Building Permit, a landscape plan for each individual lot shall be submitted for approval by the Tri-County Technical Advisory Committee that illustrates the placement of the appropriate size and type of plant materials around the residence to supplement the overall screening in common areas off-site. Disclosure of this condition shall be made through a note on the final subdivision map. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
35. Prior to the issuance of a building permit on each individual lot, the exterior colors and building materials for the proposed home shall be submitted and approved by the Tri County Technical Advisory Committee. The exterior colors and materials shall be consistent with the approved palette of colors and materials for the East Meadows subdivisions administered by the U.S. Forest Service for the express purpose of minimizing the visual impact of development from the Highway 88 corridor. Disclosure of this condition shall be made through a note on the final subdivision map.
36. Prior to the approval of a Final Map, seven (7) employee housing unit credits shall be designated within the resort to compensate for this project, pursuant to the Employee Housing Ordinance, Appendix 5 of the 2003 Kirkwood Specific Plan. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.



Chairman

Amador County Board of Supervisors

COPIES OF THESE CONDITIONS SENT ON DEC 12 2005 TO:

- | | |
|-------------------------------------|-------------------------------------|
| (1) Applicant | (6) Building Department |
| (2) Preparer of Map | (7) CalTrans, District 10 |
| (3) Environmental Health Department | (8) Amador Water Agency |
| (4) Public Works Agency | (9) Amador Fire Protection District |
| (5) Surveying Office | (10) Pine Grove CSD |

05-103

NOTICE OF EXEMPTION

To: Office of Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044

ENDORSED
FILED

From: Board of Supervisors
500 Argonaut Lane
Jackson, CA 95642

NOV 22 2005

County Clerk
County of Amador
500 Argonaut Lane
Jackson, CA 95642

SHELDON D. JOHNSON, County Clerk
AMADOR COUNTY

By M. ARNESE Deputy

Project Title: Palisades Unit 6 Tentative Subdivision Map No. 143

Project Location - Specific: On the west side of Kirkwood Meadows Dr. just south of Loop Rd. in Kirkwood.

Project Location - City: N/A **Project Location - County:** Amador

Description of Project: Division of 8.1 acres into 21 single family lots, and Amendment to Ordinance 1569 to allow density transfer of two units from Ski In/Ski Out North to Ski In/Ski Out South.

Name of Public Agency Approving Project: Amador County Planning Commission

Name of Person or Agency Carrying Out Project: Kirkwood Mountain Resort

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15182 State CEQA Guidelines
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: Part of a Specific Plan project for which an EIR was prepared.

Lead Agency

Contact Person: Susan C. Grijalva, Planning Director

Telephone: (209) 223-6380

If filed by applicant:

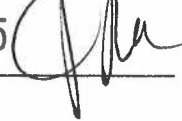
1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: *Rubén M. Forasté* Date: 11-14-05 Title: Chairman
Board of Supervisors

- Signed by Lead Agency
- Signed by Applicant

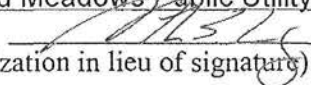
Date received for filing at OPR:

Revised 10/89

POSTED ON: 11/22/2005 

**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.

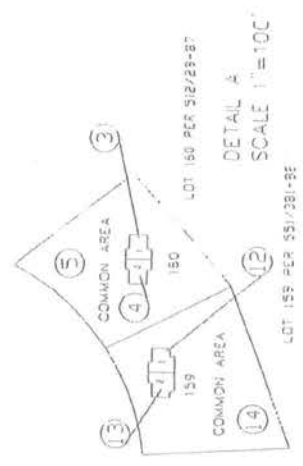
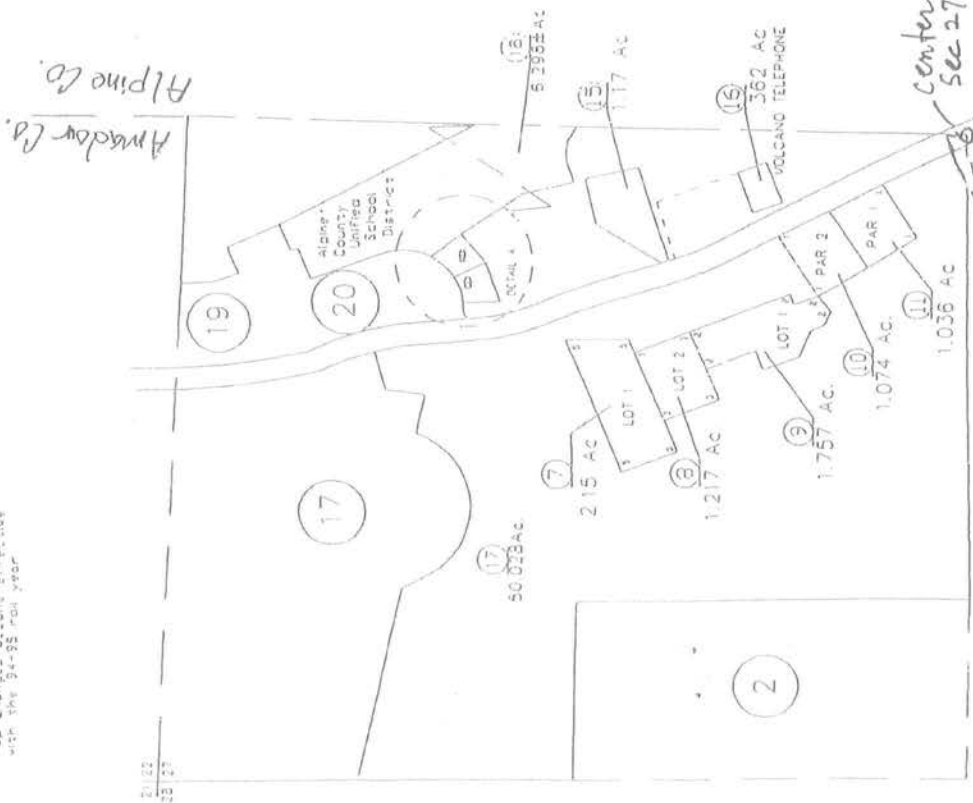
26-27

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 Delivered
hereon.

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



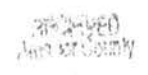
- 1 - P.M. Bk 27, Pg 43
- 2 - P.M. Bk 32, Pg 79
- 3 - P.M. Bk 5, Sub. Pg. 24
- 4 - P.M. Bk 5, Sub. Pg. 52
- 5 - P.M. Bk 5, Sub. Pg. 54

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



General Location
Palisades Unit No. 6

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

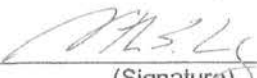
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of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

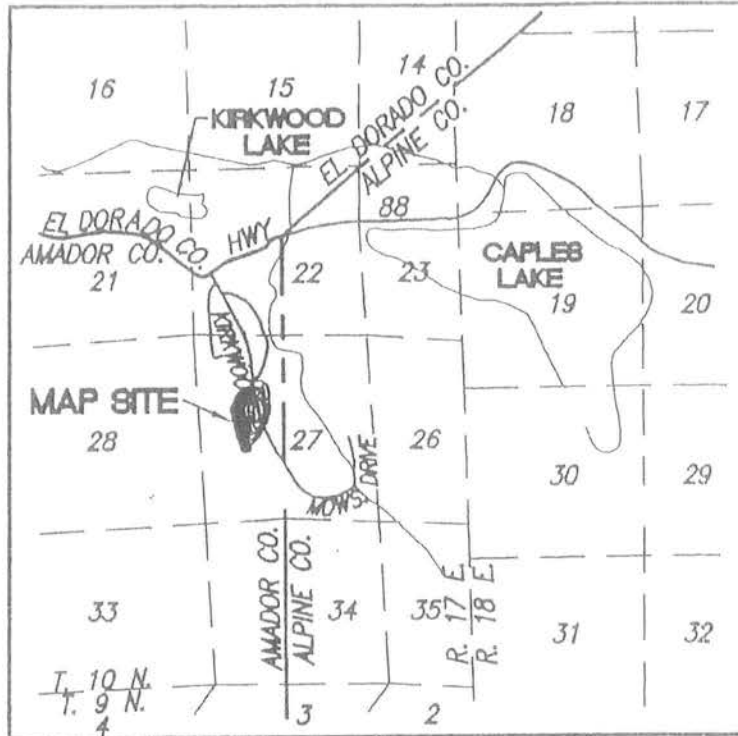
Due south lies open space, used for recreational purposes like hiking, skiing etc. The proposed Palisades unit 6 will be immediately west of Palisades 5.

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

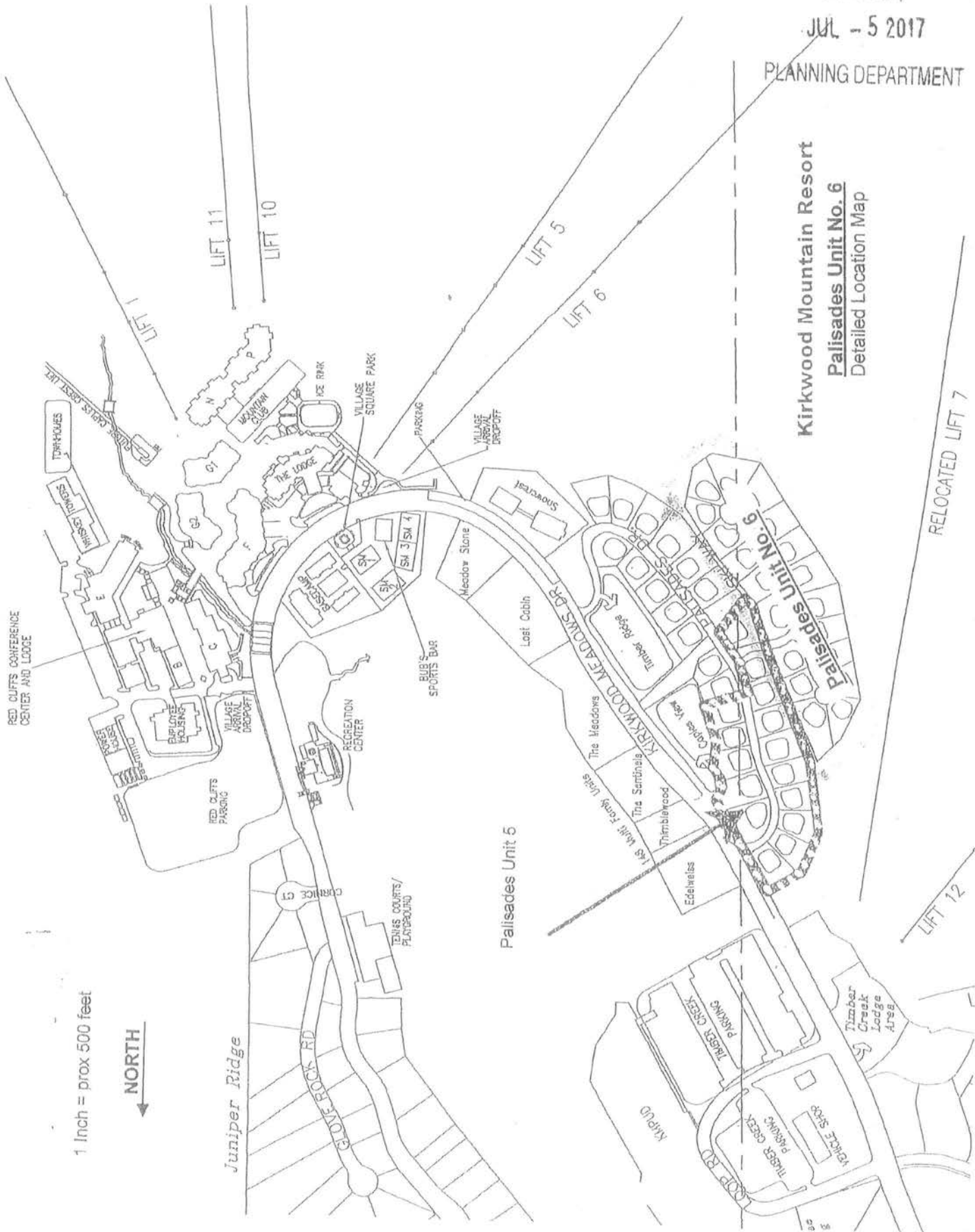
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**Kirkwood Mountain Resort
Palisades Unit No. 6
Detailed Location Map**



1 Inch = prox 500 feet

NORTH
↓

Juniper Ridge

15

GLOVE ROCK RD

CORNER

TENNIS COURTS/
PLAYGROUND

Palisades Unit 5

Palisades Unit No. 6

LIFT 12

RELOCATED LIFT 7

RED CLIFFS CONFERENCE
CENTER AND LODGE

TORRHOUSES

SEMI-TRAILER
PARKING

RED CLIFFS
PARKING

EMPLOYEE
HOUSING

VILLAGE
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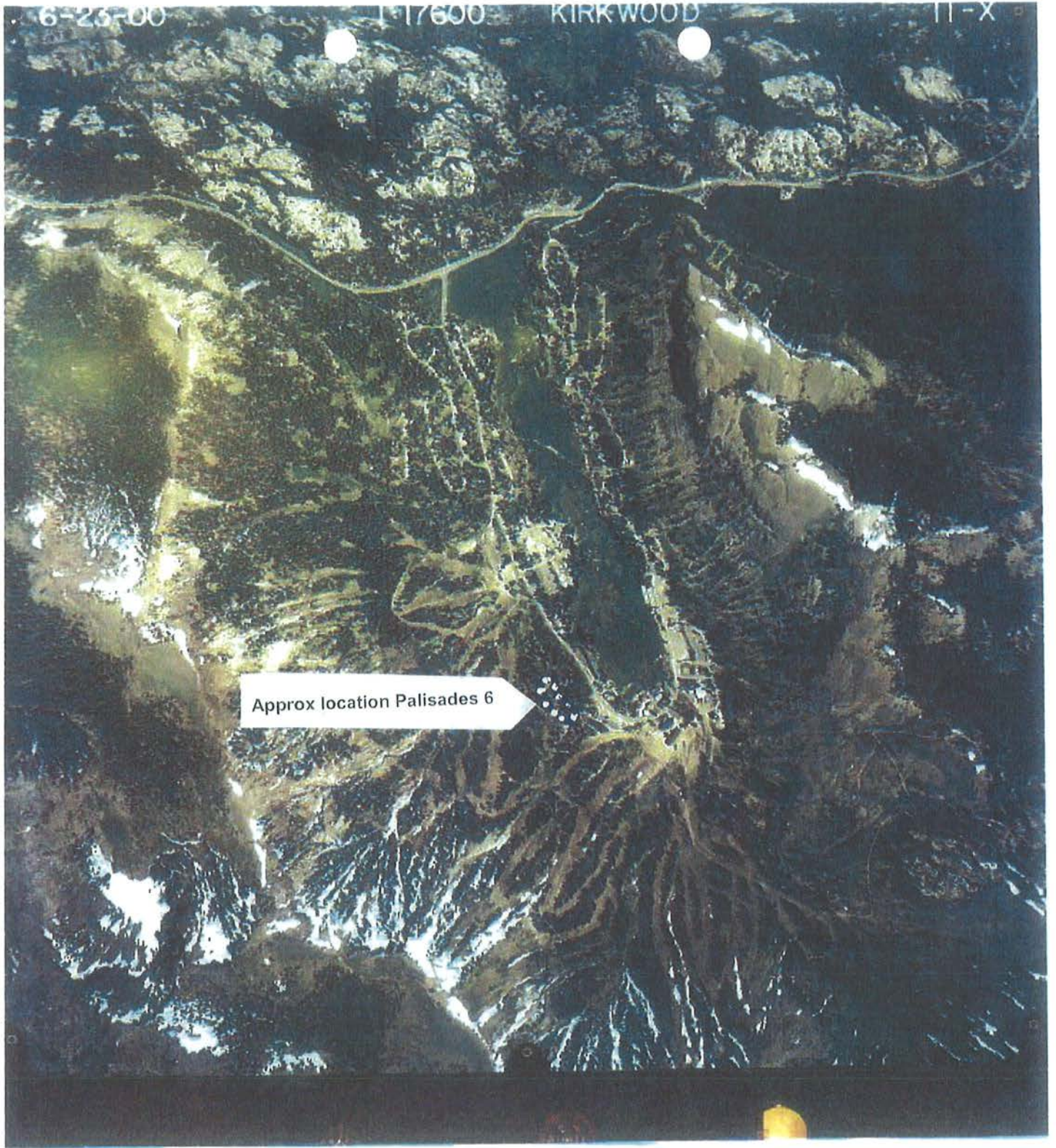
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KIRKWOOD

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Approx location Palisades 6

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

A
 North

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 Summit County

JUL - 5 2017

PLANNING DEPARTMENT



Looking north along skiway



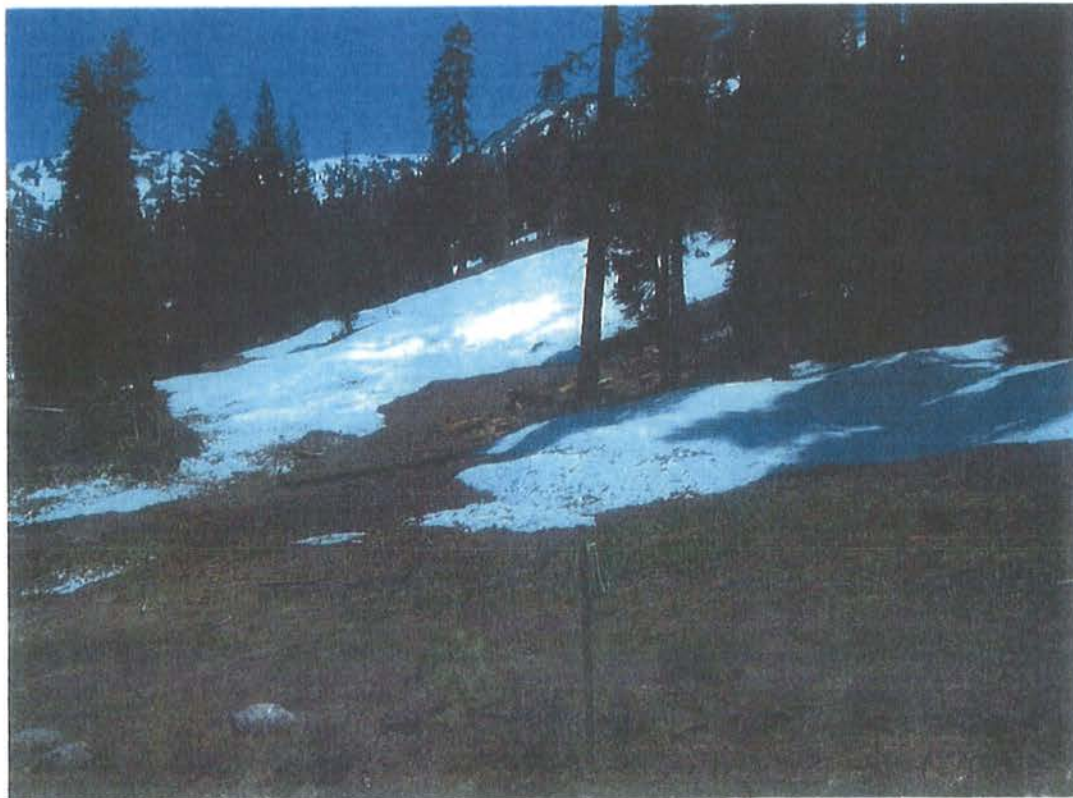
Looking SW into Palisades 6
(from lot 51 prox)

PLANNING DEPARTMENT
JUL 10 2017

JUL - 5 2017
PLANNING DEPARTMENT



Looking easterly prox down proposed Olympic Dr.



Sloths along skiway (E. Border Pal 6)

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JUL - 5 2017

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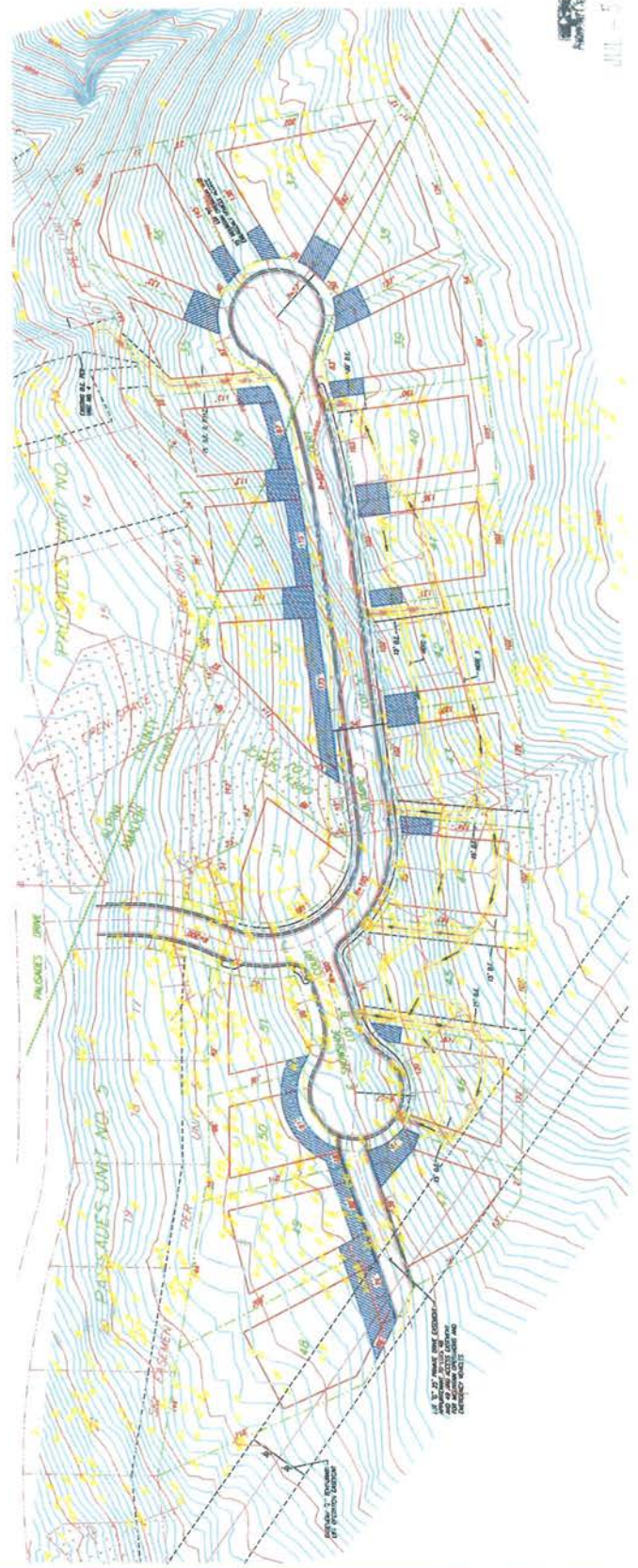
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- NOTES:**
1. THIS MAP IS A TENTATIVE MAP. THE INFORMATION HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.
 2. THE INFORMATION HEREON IS BASED ON THE RECORDS OF THE COUNTY OF ALPINE AND THE RECORDS OF THE COUNTY OF SAN DIEGO.
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UNIT SERVICES

UTILITY	APPROXIMATE LOCATION
ELECTRICITY	ALPINE STREET
TELEPHONE	ALPINE STREET
CABLE	ALPINE STREET
WATER	ALPINE STREET
SEWER	ALPINE STREET
STREETS	ALPINE STREET



1" = 40'

PLANNING & SURVEYING

JUNE 16, 2005

TENTATIVE MAP OF THE PAUSADES UNIT NO. 6 A PHASED DEVELOPMENT

SHELDON LAND SURVEYING 1005 PERSIFER STREET FOLSOM, CALIFORNIA 95630 (916) 985-1875



ALPINE COUNTY, CALIFORNIA

REVISION

NO.

DATE

APPROVED

DATE

SCALE

SHEET



Planning Department <planning@amadorgov.org>

TAC Application Referral Memo: Request for 2-year extension for Subdivision Map SM 143 Palisades VI for review by TAC 11.7.2024

AFPD Headquarters <afpdhdq@amadorgov.org>

Mon, Oct 28, 2024 at 9:31 AM

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

Good morning. If the parcels are splitting, CFD Annexation condition applies if the properties are not protected by the Williamson Act.

Thank you,

NICOLE COOK - ADMINISTRATIVE OFFICER
AMADOR FIRE PROTECTION DISTRICT
810 Court Street Jackson, CA 95642
209-223-6632
amadorfirer.org

"This communication may contain legally privileged, non-public and confidential information including HIPAA-protected PHI sent solely for the use of the intended recipient, and the privilege is not waived by the receipt of this communication by an unintended and unauthorized recipient. If you are not the intended recipient of this communication you are not authorized to use it in any manner and must either immediately destroy it or return it to the sender without reading, saving or further distributing them. Please notify the sender immediately by telephone at (209) 223-6391 or email if you received this communication in error."

[Quoted text hidden]



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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



October 31, 2024

Project: SM 143 Palisades VI

Location: West of Palisades Dr. and Olympic Ct., Kirkwood, Ca.

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

Emergency Access and Egress

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency.

Width.

All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Road grade not to exceed 16%. No more than 20% with mitigations.

Roadway Surface

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

Driveways

Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building

Roadway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16percent. Grade may exceed 16%, not to exceed 20%, with approval from AHJ.

Turnarounds

Turnarounds are required on driveways and dead-end roads.

The minimum turning radius for a turnaround shall be forty (40) feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

Each dead-end road shall have a turnaround constructed at its terminus.

Dead-end Roads

The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

parcels zoned for less than one acre - 800 feet

parcels zoned for 1 acre to 4.99 acres - 1,320 feet

parcels zoned for 5 acres to 19.99 acres - 2,640 feet

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

Signing and Building Numbering

Addresses for Buildings.

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

(The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.

Addresses for residential buildings shall be reflectorized.

Address Installation, Location, and Visibility.

All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.

Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

Address signs along one-way roads shall be visible from both directions.

Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Emergency Water

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire. Water quantity and location will be determined by local jurisdiction.

Water sources shall be identified with proper signage as outlined in the above referenced regulation.

Plan does not identify water source (or is not legible). Please include details for water supply for this project.

Building Siting, Setbacks, and Fuel Modification

Setback for Structure Defensible Space.

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 in the exception below.

A reduction in the minimum setback shall be based upon practical reasons and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:

Fuel Breaks

The Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with CAL FIRE:

Fuel Breaks, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

If it is determined a Fuel Break is required, the prescription for such fuel break will be determined in a Wildfire Safe Plan or other means as required by the Agency Having Jurisdiction.

Maintenance of Defensible Space Measures.

California Public Resource Code (PRC) 4291 requires 100 ft of defensible space to the property line around structures to protect residents, first responders, and property.

Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

Open Spaces and Parks

Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks). See above.

Please contact this office with any questions.



Arend Tosti

Fire Captain - Amador El Dorado Unit
Wildfire Resiliency Program
2840 Mt. Danaher Rd Camino 95709
Cell: (530) 708-2723
Email: Arend.Tosti@Fire.Ca.Gov