

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, March 11, 2022

10:00 A.M.

Join Zoom Meeting:

<https://us02web.zoom.us/j/5375128983>

Dial by phone: 669 900 6833

Meeting ID: 537 512 8983

For further information on any of the agenda items please contact the Amador County Planning Department at (209) 223-6380 or email planning@amadorgov.org. Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 54956.5 of the Government Code.

- A. Call to Order
- B. Approve Agenda
- C. Correspondence
- D. Minutes: February 11, 2022
- E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items
- F. Agenda Items:

ITEM 1: Tree Removal Request from Kirkwood Mountain Resort, requesting to remove 27 trees at various ski run and facility locations.

ITEM 2: Continued review and discussion of draft Kirkwood Tree Ordinance amendments for alignment with Firewise Community goals and PRC 4291 defensible space requirements.

ITEM 2: Discussion of community and stakeholder interests regarding development of the Palisades Unit 6 subdivision.

G. Adjournment until the next regularly scheduled meeting April 8, 2022.

SUMMARY MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
Friday, February 11, 2022
10:00 A.M.
VIRTUAL MEETING

Meeting link: <https://us02web.zoom.us/j/5375128983>

Call in phone number: +1 669 900 6833; **Meeting ID:** 537 512 8983

A. Call to Order:

The meeting was called to order by Chuck Beatty at 10:02 am. Members present were:

El Dorado County, Brendan Ferry; Alpine County, Candace Stowell; Amador County, Chuck Beatty.

B. Approval of Agenda:

On a motion by Brendan Ferry and second by Chuck Beatty the agenda was approved as published.

C. Correspondence: Any correspondence received prior to publication of the agenda has been included with the packet. No other correspondence was received.

D. Minutes: December 10, 2021

On a motion by Chuck Beatty and a second by Brendan Ferry, the minutes from December 10, 2021 were approved.

E. Public Matters not on the Agenda: Dolan Beckel requested that Tri-TAC include a discussion of community and stakeholder concerns regarding development of Unit 6 of the Palisades Subdivision.

F. Agenda Items:

ITEM 1: Review and possible recommendation to the Amador County Planning Commission of an application for a variance to the front yard setback requirement to allow construction of a new home. The request is for a reduction from the required setback of 25' to 14'-7" to the house itself, and from 25' to 6'-0" to the front deck at the main floor.

Applicants: Ted & Martina Baggett

Location: 33889 Fremont Road, Kirkwood

APN: 026-172-013

Chuck Beatty introduced the item and Joel Baumgardner, project architect, provided details regarding the need for the variance and explained how the proposed dwelling would be situated on the parcel.

A general discussion regarding snow storage needs, utility impacts, and project aesthetics followed.

Upon a motion by Brendan Ferry, seconded by Candace Stowell, the Committee unanimously recommended approval of the variance to the Amador County Planning Commission.

ITEM 2: Review and discussion of draft Kirkwood Tree Ordinance amendments for alignment with Firewise Community goals and PRC 4291 defensible space requirements.

Chuck Beatty introduced the item, and the Committee reviewed the draft changes with input from the public. Discussion focused on expanding the exemptions for removing trees without the need for permits for defensible space management, hazardous trees, and utility easements. The need for verifying defensible space pruning and tree removal, retaining a penalty process and optional performance bonding.

A refined draft based on the discussion will be included with the March agenda.

G. Adjournment: The meeting was adjourned at 11:58. The next regularly scheduled meeting is March 11, 2022, at 10:00 am.

ITEM 1

Chuck Beatty
Brendan Ferry
Larry Shoemaker

March 6, 2022

Dear Tri-County Technical Advisory Committee,

Kirkwood Mountain Resort is requesting to remove 27 trees on privately owned land located at 1501 Kirkwood Meadows Drive, Kirkwood CA 95646.

These trees have been selected as cutting them would drastically increase the safety to skiers in notable areas. We have assessed the need to cut these trees over multiple seasons and have concluded that removing them does the least amount of harm. At all locations described, we have chosen the fewest number of trees.

The location of the land on which the removal/trimming is to occur is at the following locations:

- At the intersection of ski runs "Free n Easy" and "Stump Run" where advanced and beginner terrain merge. Removing trees in this area will improve line of site for skiers as they merge into this area. This has been an area of concern for many years.
- At the Kirkwood Vehicle Maintenance Shop to help reduce the potential damage to equipment, as this is a thoroughfare for equipment at all times of the year. Parcel 6/B19 APN#026-270-027
- Along on the corner of Fuel Island Rd and S Loop Rd to eliminate a blind spot during heavy traffic times. This again poses an increased safety hazard as guests travel through this area.
- In the Timber Creek Base Area between Chairs 7 & 9. Removing these trees will drastically reduce collision hazards in a congested and high traffic beginner area. Parcel 5/7 APN#026-020-047

Method of removal: Trees will be fallen by hand over snow to protect surrounding vegetation and soils, they we be removed over the snow via snow cat.

The coordinates and number of trees for each location are listed below with approximate DBH.

- Bottom of Chair 7/9 GPS location 38.69N x 120.07W; 10 Trees; 7 to 25 inches DBH
- "Free & Easy" & "Stump Run" Intersection GPS location 38.68N X 120.07 W; 11Trees; 7 to 25 inches DBH
- S Loop Road & Fuel Island Intersection GPS location 38.6897N X120.0772W; 4 trees; 6 to12 inches DBH
- Kirkwood Vehicle Maintenance Shop GPS location 38.6897N X120.0728W; 1 Tree; 14 inches DBH
- Kirkwood Vehicle Maintenance Shop GPS 38.6899N X120.0728W; 1 Tree; 24 inches DBH

The project manager responsible for overseeing this cutting, Michael Niccoli, will provide a plot plan. He will attend the meeting to answer any additional questions.

Thank you for your consideration of this tree removal.

Respectfully,

Matt Jones

Vice President & General Manager
Kirkwood Mountain Resort | Vail Resorts, Inc
PO Box 1, 1501 Kirkwood Meadows Drive
Kirkwood, CA 95646













ITEM 2

DRAFT REVISIONS TO:
2003 KIRKWOOD SPECIFIC PLAN
APPENDIX 2
TREE ORDINANCE

This ordinance has been established to provide procedures for tree removal and trimming for all trees within the Plan boundary. Trees on national forest lands are excluded from these guidelines; however, they are subject to USFS guidelines. These guidelines recognize the need to establish a permitting process and standards for the removal/trimming of trees at Kirkwood. It is not the intent of this ordinance to hinder development, but instead to promote harmony between land improvements and their surroundings.

This Ordinance in no way relieves the property owner and/or Licensed Timber Operator from adhering to the requirements of the California Department of Forestry and Fire Protection (CDF) for tree harvesting activities on private lands within the State of California.

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A. DEFINITIONS

1. **Approving Body:** The approving body shall be the Tri-County Technical Advisory Committee.
2. **DBH:** Diameter at breast height; diameter of tree measured at four and one-half feet (4 ½') above the ground on the high side of a tree.

3. **Qualified Forest Professional:** A licensed arborist, licensed forester, licensed timber operator, or defensible space inspector employed by the California Department of Forestry and Fire Protection or a local Fire Protection District.

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B. PERMIT PROCEDURE

1. No person, firm, corporation, public agency or utility provider shall destroy, remove, cut down, kill, damage, trim, top or prune any tree on any private property without a tree permit and authorization by the approving body.

2. The following are exempted from the above:

A) Trees that have been identified for removal as part of a conditional use permit, special use permit, building permit, or other land use/development permits.

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B) Trees that have been identified by a licensed arborist or forester as dead, dying or diseased; ~~trees that are in a hazardous condition presenting an immediate danger to health or property; trees cut during emergencies which present immediate danger to health and property involving the lives of people and the public safety.~~ In the event that a tree is removed without prior approval or verification from ~~a qualified forest professional the licensed arborist or forester,~~ a permit shall be applied for after the fact.

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C) Trees that have been permitted by the California Department of Forestry and Fire Protection, either through exemption, conversion, or an approved Timber Harvest Plan.

D) Trees and branches that have been identified and documented by a qualified forest professional to be removed to meet the defensible space requirements for distances from structures and vertical and horizontal spacing per the California Public Resources Code 4291 and the associated guidance documents for fuels management provided by the California Department of Forestry and Fire Protection (CAL FIRE) as they currently exist and as may be amended in the future.

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E) Removal of any trees in compliance with paragraph B.2.D, above, with a 14" DBH or less shall not require prior approval or verification from a qualified forest professional.

Commented [CB1]: Current language should be sufficient for KMPUD tree removal in easements?

3. Any entity desiring to cut down, remove, or trim/prune one or more trees not exempt per Section B.2, above, shall apply for a tree removal permit through the approving body. The application shall be submitted by the lot owner and shall include the following:

A) Name, address and phone number of applicant and owner of record of the land on which the activity is to occur.

B) Written consent of the owner of record of the land, if other than the applicant.

C) The location of the land on which the removal/trimming is to occur.

D) Method of removal of the material and identification of measures to protect residual trees, vegetation and soils within the site

E) A plot plan drawn to scale showing accurate location, number, species, size (DBH) and approximate age of the trees to be removed/trimmed. The

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MARCH 2022 DRAFT REVISIONS TO:

2003 Kirkwood Specific Plan – Appendix 2
Amador County Resolution No. 03-319 and Ordinance No. 1569
Tree Ordinance
Page 2

plan should also show the general location, characteristics and densities of the trees to be left on the site and any improvements on the property, and, all areas that are part of the active work area, including access routes, staging areas, log decks, and skidding or dragging routes.

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F) A brief statement of the reasons for the activity.

~~G) An application fee of \$50.~~

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H) Any additional information that may be requested by the approving body. Written documentation from a qualified forest professional regarding items in paragraph B.3.5 A through G, below.

Commented [CB2]: TC-TAC is being tasked with making these determinations without the necessary qualifications.

~~4. Notification of the proposed tree removal shall be provided to owners of all property within 300 feet of the parcel from which the tree(s) is proposed to be removed. Notice shall be in accordance with the standard notification procedure of the jurisdiction in which the action is proposed.~~

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5. Prior to the issuance of a tree **removal** permit, the approving body shall ascertain whether the tree can be removed. The determination of the approving body in granting or denying a permit shall be based upon, but not limited to, the following:

A) Whether or not the preservation of the tree would unreasonably compromise the owner's development of the land.

B) The condition of the tree with respect to disease, general health, danger of falling, etc.

C) The approximate age of the tree compared to its life span;

D) The number of existing trees in the area and the effect of the removal upon public health, safety, visual beauty and general welfare of the area;

E) The effect of the removal on soil erosion and stability, particularly near streams or steep slopes.

F) The potential for the tree to be a public nuisance or interfere with utility service;

G) Present and future visual screening potential;

H) Any other information the approving body finds pertinent to the decision

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MARCH 2022 DRAFT REVISIONS TO:

2003 Kirkwood Specific Plan – Appendix 2
Amador County Resolution No. 03-319 and Ordinance No. 1569
Tree Ordinance
Page 3

including, if necessary, information obtained at a previous Tri-TAC meeting.

6. If a permit is denied, written notification shall be provided to the applicant including the reasons for denial.

~~7. A permit that is granted is valid for a period of 90 days unless otherwise specified. An extension of the permit time may be granted upon written request prior to the permit's expiration.~~

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8. The approving body shall have discretion to require that a cash bond of up to \$500 be provided to the applicable county. The purpose of the bond is to insure compliance with the requirements of the approved permit. The decision of the approving body, TC-TAC in on whether or not to require a bond shall be based on the scope of the activities authorized under the permit and the potential for adverse environmental impacts if the terms of the permit are not followed.

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9. The approving body may revoke the permit whenever there has been a false statement or misrepresentation in the application upon which the permit was based.

C. TREE REMOVAL PROVISIONS

1. It shall be the responsibility of the person removing or trimming any tree to maintain a copy of the approved tree removal permit, building permit, or other permit of which the tree removal is a part, at the tree removal site.

2. Existing healthy trees, soils and native vegetation on the site shall be preserved and protected by adequate means during any construction or felling of adjacent trees.

3. Damage to residual trees and vegetation shall be avoided. Damaged trees shall be repaired in accordance with Item #2 under the Penalties section of this Ordinance.

4. No tree shall be intentionally felled into a perennial or seasonal stream.

5. Any stump left in the ground shall be treated with approved chemicals or methods to prevent the spread of forest tree diseases. In addition, all stumps left in the ground shall be left at a height not more than 12 inches on the high side (uphill) of the stump.

6. Slash, debris and non-merchantable timber generated by the removal shall be

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MARCH 2022 DRAFT REVISIONS TO:

2003 Kirkwood Specific Plan – Appendix 2
Amador County Resolution No. 03-319 and Ordinance No. 1569
Tree Ordinance
Page 4

disposed of in a manner approved by the approving body. Where material will be transported off site for disposal, documentation of disposal may be required.

7. All tree removal sites shall be winterized before the end of the construction season to prevent erosion and loss of soil from the site.

8. Activities permitted under this ordinance shall comply with all other applicable ordinances and regulations with particular attention to grading, soil erosion and sediment control requirements.

9. Removal of trees within an identified wetland must adhere to the regulatory guidance of the US Army Corps of Engineers, US Fish and Wildlife Service, and California Department of Fish and Wildlife.

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D. DAMAGED OR HAZARDOUS TREES

1. The approving body may determine, on the advice of a competent authority, that a tree is diseased, insect infested or hazardous to the public, and may declare the tree to constitute a public nuisance. Upon making such a determination, the approving body shall, by written notice, notify the owner of the land on which the tree or trees are located of the condition and his duty to remove it within a specified period. If the owner refuses or fails to do so, the approving body shall take the necessary steps to remove the nuisance and charge the owner the cost, which shall be a lien on the property.

2. All diseased and bug-infested trees shall be treated prior to removal by approved methods to prevent the spread of such disease or infestation.

3. For each damaged or hazardous tree removed, it may be required that five seedlings of the same or similar species be planted on the property. These seedlings shall be planted in locations specified by the licensed arborist or forester who determined the trees to be damaged or hazardous. The arborist or forester shall be particularly aware of the visual impact the removed trees will have on the property and surrounding properties, and shall locate the seedlings accordingly. A minimum of sixty percent of the required seedlings shall be successfully established and thriving following two growing seasons after planting.

E. APPEAL PROCEDURES

To appeal conditions or denial of a permit, the lot owner may appeal to the Planning Commission of the appropriate county (Alpine, Amador, or El Dorado). The county shall levy appropriate fees.

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MARCH 2022 DRAFT REVISIONS TO:

2003 Kirkwood Specific Plan – Appendix 2
Amador County Resolution No. 03-319 and Ordinance No. 1569
Tree Ordinance
Page 5

F. PENALTIES

1. Any party that is in violation of the provisions of this ordinance shall be subject to conditions of restoration of the site or monetary penalties as follows:

A) For each tree removed without authorization, the replacement of the tree shall be based on a replacement value of \$30.00/inch at **DBH** for each illegally removed tree. The replacement shall consist of trees of the same or similar species. The approving body will determine the actual replacement size.

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B) If a project site is not capable of supporting all the replacement trees, the violator shall pay the sum equivalent to \$30.00/inch at DBH for each illegally removed tree. All funds collected for violations shall be put into a Kirkwood Reforestation Fund. The Tri-County Technical Advisory Committee shall approve distribution of the funds.

Commented [CB6]: Is there a KRF? Should this money go to KCA?

2. Any damage to surrounding trees during the removal process shall be repaired with tree sealer and any necessary tree surgery.

Note: This Ordinance does not address the requirements for Timber Harvest Plans. THP's are required to comply with the Forest Practices Act (FPA) and California Board of Forestry rules. In most instances, THP's are required to be prepared by a Registered Professional Forester.

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MARCH 2022 DRAFT REVISIONS TO:

2003 Kirkwood Specific Plan – Appendix 2
Amador County Resolution No. 03-319 and Ordinance No. 1569
Tree Ordinance
Page 6

ITEM 3

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

PROJECT: Palisades Unit 6 Subdivision Map No. 143

SUBDIVIDER: KP VI, 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: November 14, 2017

ORIGINAL EXPIRATION DATE: November 14, 2020 (per County Code 17.72.010)

EXTENSION OF EXPIRATION DATE: November 14, 2024 (per Board of Supervisors action on January 5, 2021)

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.

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 (2 1/2% at the time of submission and 2 1/2% 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 1569]*** 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.

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.

W.D. Wardell

Chairman

Amador County Planning Commission

COPIES OF THESE CONDITIONS SENT ON 12/07/17 RMR TO:

- | | |
|-------------------------------------|---|
| (1) Applicant | (6) Building Department |
| (2) Preparer of Map | (7) CalTrans, District 10 |
| (3) Environmental Health Department | (8) KMPUD |
| (4) Public Works Agency | (9) Alpine Co. Environmental Health Dept. |
| (5) Surveying Office | |

LOT #	GROSS AREA	BUILDING ENVELOPE
LOT 31	11038 SF	7759 SF
LOT 32	13211 SF	9053 SF
LOT 33	12671 SF	7641 SF
LOT 34	10779 SF	6060 SF
LOT 35	9836 SF	4339 SF
LOT 36	12233 SF	8899 SF
LOT 37	18364 SF	10151 SF
LOT 38	14808 SF	7636 SF
LOT 39	14797 SF	8640 SF
LOT 40	14423 SF	8715 SF
LOT 41	13633 SF	8182 SF
LOT 42	13180 SF	7862 SF
LOT 43	14397 SF	8668 SF
LOT 44	12764 SF	7407 SF
LOT 45	16558 SF	10521 SF
LOT 46	12405 SF	6790 SF
LOT 47	13415 SF	7743 SF
LOT 48	24783 SF	10690 SF
LOT 49	17731 SF	8638 SF
LOT 50	18147 SF	9367 SF
LOT 51	9796 SF	6329 SF

UTILITY SERVICES

UTILITY	REPRESENTATIVE
ELECTRICITY	MOUNTAIN UTILITIES
TELEPHONE	VOLCANO TELEPHONE
GAS	MOUNTAIN UTILITIES
CATV	VOLCANO TELEPHONE
DRAINAGE	COUNTY & MASTER NHA
WATER	K.M.P.U.D.
SEWER	K.M.P.U.D.
STREETS	COUNTY & MASTER NHA

NOTES:

- 1.) LOTS 7" & 10" ARE TO BE RESERVED BY K.M.P. FOR ingress-egress FOR MOUNTAIN OPERATIONS AND EMERGENCY VEHICLE ACCESS.
- 2.) EACH LOT IN UNIT 6 IS PERMITTED TO CONSTRUCT ONE DRIVE ACCESS THROUGH THE SHOW STORAGE EASEMENT.
- 3.) LOTS 40 THROUGH 45, INCLUSIVE WILL NEED TO ABANDON AND RELOCATE THE DRAINAGE DITCHES RUNNING SPLIT THROUGH THE LOTS. THIS WILL BE ADDRESSED AT THE TIME OF BUILDING PERMIT APPLICATION AS A PART OF THE DRAINAGE PLAN FOR THE INDIVIDUAL LOT.

NOTE:

EASEMENT 7" - TEMPORARY 60' WIDE EASEMENT RESERVED BY KIRKWOOD RESORT CO. FOR THE OPERATION OF LIFT 7 - SMO LIFT TO BE REMOVED BY KIRKWOOD RESORT CO. NO LATER THAN 7-1-05.

LEGEND

- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- = EXISTING PROPERTY LINE
- - - = PROPOSED PROPERTY LINE
- ||||| = NO VEHICULAR ACCESS
- ~~~~~ = EXISTING COUNTRY LINE
- SSC = SHOW STORAGE EASEMENT (S.S.E.)
- CONSERVATION EASEMENT
- BUILDING ENVELOPE

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

NOTE:

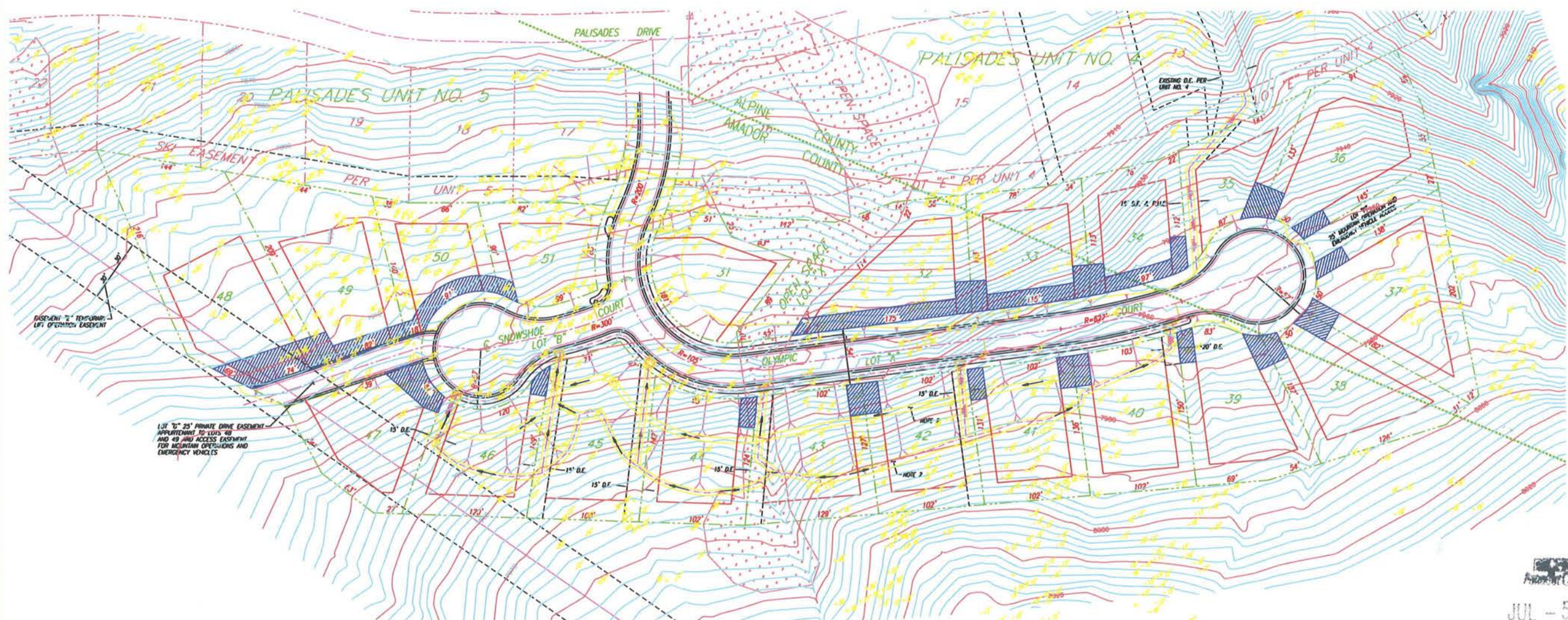
SEWER AND WATER TO BE CONNECTED TO KIRKWOOD EXISTING FACILITIES IN KIRKWOOD MEADOWS DRIVE

CONTOURS:

2' INTERVAL FROM FIELD SURVEY



VICINITY MAP



JUL - 5 2017

PLANNING DEPARTMENT

* JUNE 16, 2005 *

A.P.N. _____		ROTATION: 0°00'00"	HORIZONTAL SCALE: 1" = 40'			SHELDON LAND SURVEYING 1005 PERSIFER STREET FOLSOM, CALIFORNIA 95630 (916) 985-1875	TENTATIVE MAP OF THE PALISADES UNIT NO. 6 A PHASED DEVELOPMENT KIRKWOOD MEADOWS ALPINE AND AMADOR COUNTIES CALIFORNIA	SHEET 1 OF 1 SHEETS
BENCHMARK NO. _____ ELEV. _____		ABOUT COORDINATES:	DRAWN BY: M.S.					
NORTHING: 5000.00			DATE: JUNE 08, 2005					
EASTING: 5000.00			JOB NO.: 1507.01					
NO.	REVISION	APP'D	DATE					