

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
COUNTY OF ALPINE, STATE OF CALIFORNIA
REGULAR AGENDA
FRIDAY, MARCH 13, 2026 10:00 AM

KMPUD COMMUNITY SERVICES BUILDING
33540 LOOP ROAD, KIRKWOOD, CA

HOW TO PARTICIPATE/OBSERVE THE MEETING: Public access is available to the physical location of the meeting or you may participate in the Zoom Webinar. Telephone: Listen to the meeting live by calling Zoom at (669) 444-9171 and enter the webinar ID followed by the # key. Raise your hand to talk by pressing *9. Join by computer by clicking <https://us06web.zoom.us/j/83555076951> Raise your hand to talk by clicking Participants/Raise Hand. Zoom Meeting ID 835 5507 6951. Remote Zoom participation for members of the public is provided for convenience only. In the event that the zoom connection malfunctions for any reason, the Board reserves the right to conduct the meeting without remote access.

For further information on any of the agenda items, please contact the Alpine County Community Development Department at (530) 694-2140 or email sbooth@alpinecountyca.gov. Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 54956.5 of the Government Code.

1. CALL TO ORDER REGULAR MEETING

2. GENERAL PUBLIC COMMENT

Any person may make comments during the General Public Comment period on items of interest, within the subject matter jurisdiction of the Commission, that are not listed on the posted agenda. In accordance with the Brown Act, the Planning Commission cannot deliberate or vote on any matter under general public comment.

3. REGULAR AGENDA - NEW BUSINESS

- 3.1. Approve regular meeting minutes of 12/12/2025.
- 3.2. Subdivision Map 189 (Timber Creek Village Unit 1, Phase 2) and Zone Change ZC-26; 1-2

4. ADJOURNMENT:

The council will adjourn to the next regularly scheduled meeting: (DATE).

AGENDA TRANSMITTAL

TO:
Tri-County Technical Advisory Committee

FROM:

DATE OF MEETING:
March 13, 2026

PREPARED BY:



TITLE:
Approve regular meeting minutes of 12/12/2025.

SUMMARY:

FISCAL IMPACT:
Is this item allocated in the current budget?
Is this a one-time expenditure?

Anticipated Cost Current Fiscal:
Total Anticipated Cost:
Source:

RECOMMENDED ACTION:
Approve

BOS 2021-2026 STRATEGIC GOAL:

INSTRUCTIONS TO CLERK:

ATTACHMENTS:
1. 12.12.26 minutes

SUMMARY MINUTES

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

December 12, 2026 10:00 A.M.

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

A. Call to Order:

The meeting was called to order by Chuck Beatty at 10:02 a.m.

Members present were:

Amador County, Chuck Beatty; El Dorado County, Brendan Ferry; Alpine County, Sam Booth.

B. Approval of Agenda:

Motion by Brendan Ferry, seconded by Sam Booth, unanimously approved as published.

C. Correspondence: Any correspondence received prior to publication of the agenda has been included with the packet. Correspondence received after publication was published on Amador County's Tri-TAC web page. Brenden Ferry stated that Ricky Newberry sent out an email that the resort was open last Friday.

D. Minutes: September 12, 2025

Motion by Sam Booth, seconded by Brendan Ferry, unanimously approved as published.

E. Public Matters not on the Agenda: Marc Musgrove asked if the Committee could address the proposal to return the meadow to a wetland. Chuck Beatty noted that the Committee was unaware of issue, and that it could be formalized on future agenda when more information is available.

F. Agenda Items:

ITEM 1: Chuck Beatty introduced the item which was deferred from the July meeting and which consisted of discussion and possible acceptance of the Loop Road Culvert Technical Analysis and Technical Memorandum submitted by KMR. Chuck Beatty stated that previously the Committee came to the general consensus that the Technical Report was adequate following the cleaning of the clogged culvert on Loop Road, which allowed it to function as intended, solving the issue of storm water backing up.

Brendan Ferry agreed, stating that there was commitment to maintaining the pipes and road shoulders, incorporation of wattles and other measures and that the plan was to monitor and maintain after storms and before the wet season.

Chuck Beatty responded that KMPUD staff would advise the Committee of storm water backing up and flooding the adjacent area when the culvert was not

functioning. The Committee has received no correspondence related to the culvert since it was cleaned, indicating it was functioning as intended.

Sam Booth stated that at the previous meeting Rick Ansel cited improvement in the drainage situation, and that Greg Kiskinen also was present and referenced the report. The Kirkwood team discussed maintenance and dedicating staff to perform tasks to keep the culverts open and checking them during rain and snow melt events. The report was discussed then, but action was postponed to the next meeting to give staff an opportunity to review it. Chuck Beatty confirmed that summary.

Brendan Ferry proposed acceptance of the report citing the item's repeated presence on the Committee agendas. Brendan Ferry made the following motion: Move to approve the Blue Brook Culvert Analysis Technical Memo as a vote of confidence that the District and the Resort will continue to work together on the drainage situation at Loop Road, and to maintain continued commitment from the Resort to maintain their system upslope of the District's property as ongoing maintenance.

The motion was seconded by Sam Booth and unanimously approved.

Item 2 was introduced by Chuck Beatty, discussion of possible acceptance of the Fehr and Peers 2025 Triennial Traffic Analysis Technical Memorandum submitted by Kirkwood Mountain Resort in support of Specific Plan mitigation measure 4.7d

Brendan Ferry noted the low attendance and stated he did not see the agenda posted. Chuck Beatty confirmed notification is sent to a list of around 160 people. Sam Booth confirmed receipt of the email containing the agenda and requested Ricky Newberry speak regarding the report, noting that Fehr and Peers did a good job compiling the data and summarized the findings, stating that Saturdays are peak days, and inbound traffic on Saturdays was encroaching onto State Highway 88. A slim majority of traffic was westbound coming from the Bay Area, and on Sundays, more traffic came from the east. The report's conclusion states that it is not believed that intersection improvements would improve those conditions, and there are bottlenecks on Kirkwood Meadows Drive but can not be predicted.

Ricky Newberry from KMR responded and stated that while KMR may have statements regarding arrival experience, parking, and transportation, the traffic report is a mitigation measure for the developer, not for KMR. He stated that Dan Deemer was also present, then summarized the relationship between KMR and Caltrans and CHP, and discussed the transition to the parking reservation system. He also cited the yearly improvements in congestion on Highway 88 west and eastbound, the spur and the pass. He referenced the backups caused by congestion and a four-vehicle accident that took place on the highway the previous year. EMS was able to respond quickly to that accident and Kirkwood Ski Clinic was used for triage and care.

He continued to state that the Resort is proud of what has been accomplished with the reservation system separate from the mitigation measures of the traffic study for the developer. He also referenced what the specific plan determines for parking spaces and what is available in reality on peak visitation days in the valley, stating that there are far fewer than those called out in the specific plan.

Dan Deemer highlighted the improvement in traffic congestion resulting from the implementation of the parking reservation system, citing a side-by-side image

comparison, noting significant improvements.

Ricky Newberry noted praise from Caltrans and CHP regarding Highway 88 and stated he would be attending a Visit California meeting the following week where he will note the general traffic improvements.

Chuck Beatty invited committee discussion, again citing the general positive trends with occasional unpredictable backups.

Brendan Ferry stated that he was present every weekend last winter for his son's participation on the Jets ski team, and will be present this winter as well. His personal experience is that there is marked success with the parking reservation system. He noted that the primary problem is with Kirkwood Meadows Drive and that the priority is to maintain clear signage and direction from resort staff. He stated that there has been overall improvement and a few outlying negative events is acceptable but overall, he is comfortable with the report satisfying the developer's mitigation monitoring requirement.

Chuck Beatty noted the improved situation, with traffic no longer backing up into avalanche zones and no more complaints being received on that issue.

Marc Musgrove commented in chat, noting that KCA invested \$120,000 on road repair in the fall including a \$30,000 Resort contribution and that there are plans for more work come summer pending civic fund availability.

Greg Kiskinen responded that the Resort contributes more as obligated under the maintenance agreement and that there is a separate fund for the parking lots such as the lots in the Red Cliffs area where the road passes through the parking lot, including repairs.

Chuck Beatty confirmed that there was a written and recorded road maintenance agreement outlining cost-sharing.

Brendan Ferry moved to accept the Fehr & Peers report as submitted. Sam Booth seconded, unanimous approval.

Chuck Beatty introduced the third item, the discussion and possible acceptance of the 2025 street sweeping report submitted by KMR in support of Specific Plan Mitigation Measure 4.2B, noting that the agenda packet included pictures and the response regarding the fall vacuum truck street sweeping which took place June 24th, 25th, and October 6th as part of the twice-a-year mitigation measure.

Brendan Ferry noted improvements from the previously utilized kick brooms and the currently utilized vacuum sweepers, which operate well with proper operation. He stated that the pictures displayed correct operation.

Brendan Ferry moved to accept the mitigation report, seconded by Sam Booth, and unanimously approved.

The meeting was adjourned at 10:29, a.m. until the next regularly scheduled meeting to be held January 9, 2026, when Alpine County will take over agenda preparation and distribution.

AGENDA TRANSMITTAL

TO:
Tri-County Technical Advisory Committee

FROM:

DATE OF MEETING:
March 13, 2026

PREPARED BY:



TITLE:

Subdivision Map 189 (Timber Creek Village Unit 1, Phase 2) and Zone Change ZC-26; 1-2

SUMMARY:

FISCAL IMPACT:

Is this item allocated in the current budget?
Is this a one-time expenditure?

Anticipated Cost Current Fiscal:
Total Anticipated Cost:
Source:

RECOMMENDED ACTION:

BOS 2021-2026 STRATEGIC GOAL:

INSTRUCTIONS TO CLERK:

ATTACHMENTS:

1. Tac Referral Packet SM189



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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	KMPUD

DATE: March 6, 2026
FROM: Chuck Beatty, Planning Department

PROJECT: Subdivision Map 189 (Timber Creek Village Unit 1, Phase 2) and Zone Change ZC-26;1-2, submitted by Civitas Development LLC., proposing the division of two (2) parcels totaling 2.35 acres into 10 lots ranging from 5,260 sq. ft. to ±1.04-acres in size. Nine lots are proposed for single-family dwellings, and one lot is proposed for a clubhouse, pool, 3 employee housing units, and snow storage. The current zoning designation is PD (MF-C), Planned Development (Multi-family and Commercial), proposed to be changed to PD (R1), Planned Development (Single-family Residential). (APNs 026-270-021 and 026-270-022). For historical reference, this is the former 67-unit Thunder Mountain Lodge site.

Applicant: Civitas Development, LLC
Supervisory District: 3
Location: 33441 Kirkwood Meadows Dr, Kirkwood, CA 94666

REVIEW: As part of the preliminary review process, this project is being referred to state, tribal, and local agencies for their review and comment. The Tri-County Technical Advisory Committee will review the application and make a recommendation to the Amador County Planning Commission during its regular meeting on Friday, March 13, 2026, at 10:00 a.m. in the KMPUD Board Room, 33540 Loop Road, Kirkwood. The Amador County Technical Advisory Committee (TAC) will review the application for completeness, determine the appropriate environmental review, and review draft conditions of approval of the project during its regular meeting on Thursday, March 19, 2026 at 1:00 p.m. in the CAC Board Chambers, 810 Court Street, Jackson.

**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.

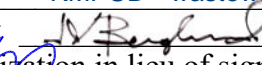
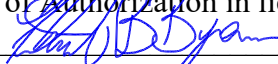
33441 Kirkwood Meadows Drive

Project Statement / Letter of Purpose:

The proposed subdivision at 33441 Kirkwood Meadows Drive is a vacant site consisting of two parcels, APNs 026-020-022 and 026-020-021, totaling approximately 2.35 acres situated between Kirkwood Mountain's Timber Creek Base Area and Kirkwood Meadows Drive. A low-density residential housing community is proposed across the two existing lots. Included is a clubhouse with community amenities and employee housing, nine single-family lots comprising nine single-family cabins, and a community lot dedicated to snow storage and other easements. Proposed unit sizes range from 2,000 to 2,500 square feet. The current zoning designation is PD-Planned Development (MF-C) for Multi-Family and Commercial. The proposed zoning change is for is PD-Planned Development (R-1) for single-family residential.

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

The following information shall be included with this application:

1. Parcel Map Number MAP No. 129
or Subdivision Name and Number Timber Creek Village Unit 1 Phase 2
2. Subdivider and/or Land Owner Civitas Development LLC
Name Civitas Development LLC
Address 160 Pacific Avenue, Suite 204; San Francisco, CA 94111
Phone 415-878-3140
3. Surveyor Rick Byrem, P.L.S., Lumos & Associates
4. Assessor Plat Number 026-270-021-000 and 026-270-022-000
5. Existing Zoning District PD: Planned Use Development (MF-C)
6. General Plan Classification SPA: Special Planning Area
7. Date Application Submitted January 23, 2026
8. Proposed Use of Parcels Residential Development/Subdivision
9. Special Use Districts (if applicable) Kirkwood Specific Plan
10. Source of Water Supply KMPUD - Water Distribution System
11. Sewage Disposal System KMPUD - wastewater system
12. Signature of Landowner/Applicant  Matthew Berglund on behalf of Civitas Development LLC
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor  Rick Byrem, CA PLS 9129

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 **N/A** 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.

N/A SITE IS EXEMPT PER COUNTY PLANNER EMAIL

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Timber Creek Tentative Map

Date Filed: January 23, 2026 File No. _____

Applicant/ Developer Civitas Development LLC Landowner Civitas Development LLC

Address 160 Pacific Avenue, Suite 204; San Francisco, CA 94111 Address 160 Pacific Avenue, Suite 204; San Francisco, CA 94111

Phone No. 415-878-3140 Phone No. 415-878-3140

Assessor Parcel Number(s) 026-270-021-000 and 026-270-022-000

Existing Zoning District PD: Planned Use Development (MF-C)

Existing General Plan SPA: Special Planning Area

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 _____

The project will be subject to requisite approvals for tentative subdivision maps and zoning change by Tri-Country Technical Advisory Commission, Planning Commission, and Kirkwood Community Association.

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.

Please refer to the attached Environmental Information Narrative

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?

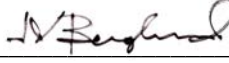
ENVIRONMENTAL SETTING

[Please refer to the attached Environmental Information Narrative](#)

- 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 January 23, 2026

 Matthew Berglund
(Signature)

For on behalf of Civitas Development LLC

PROCEDURES TO BE FOLLOWED FOR THE APPLICATION OF LAND DIVISIONS WITHIN THE UNINCORPORATED AREA OF AMADOR COUNTY

The subdividing of any parcel of land within the unincorporated area of Amador County shall be in conformance with the State Subdivision Map Act and shall comply with all provisions of the Amador County Codes, Regulations, and adopted procedures, and shall be consistent with the Amador County General Plan.

The Application Form and Checklist for Tentative Parcel Map and Subdivision Map shall be submitted with the following:

- A. Two (2) copies of current title report from acceptable authority.
- B. One (1) copy of current assessor plat map with subject property outlined.
- C. Thirty-five (35) prints of tentative parcel/subdivision map shall be prepared as follows:
 - 1) Option for 35 copies:
 - 15 copies: 18" X 26" in size (folded to 6" X 9-1/2" in size)
 - 20 copies: may be printed on ledger size paper (11" X 17")
 - 2) 1" border on all sides.
 - 3) Lettering to be read from bottom or right side of map only.
 - 4) Map need only show estimated mathematical data, but shall be completed with the following:
 - a) Exterior boundary in heavy line.
 - b) All Parcels numbered or lettered.
 - c) Estimated acreage of each parcel.
 - d) Contours to be shown at 5' intervals on parcels less than 40 acres; at 20' intervals on any parcel over 40 acres.
 - e) Location and outline to scale of all existing buildings, structures, wells, sewage systems, roads, culverts, driveways, fences, corrals, and any other improvements shall be shown with estimated distances from nearest property line or from proposed property line(s). Notation shall be provided as to whether or not such building, structure, or improvement is to be removed from or remain in the development, and its future use.
 - f) Remaining contiguous lands under same ownership shall be indicated by parcel number or letter designation and approximate acreage but need not be diagramed on plat.
 - g) North directional marking and scale. Maps for lots one acre or larger shall be at a scale of one inch equals two hundred feet. Maps for lots less than one acre shall be at a scale of one inch equals one hundred feet.
 - h) Location of areas subject to inundation by storm water overflow, the approximate location of existing or proposed lakes, ponds, springs or reservoirs, the location, width and direction of flow of all watercourses, both existing and proposed.
 - i) Pursuant to County Code Section 15.16.180, location of any special flood hazard area and the elevation of the base flood (as defined in County Code Section 15.16.050).
 - j) Vicinity sketch to show location and distance from nearest community

recognized as such by U.S. topographical map (minimum scale of 1 inch equals 1,000 feet).

- k) All easements, proposed and existing, shall be indicated. Where applicable, deed or other recorded data shall be shown to enable staff to determine legality of easement.
 - l) A title block shall be clearly shown to reflect the name of applicant in letters not less than 1/4". Other data to be shown:
 - (1) Quarter section, section, township and range.
 - (2) Recorded subdivision and lot or parcel in which located (if applicable).
 - (3) Previous Record of Survey or Parcel Map of applicable area.
 - (4) Tentative map number obtained from the Planning Department.
 - m) Ownership and recorded data of any and all contiguous parcels shall be shown with name and deed reference.
 - n) Other data shall include:
 - (1) Name, address and phone number of record owner and subdivider.
 - (2) Name, address and phone number of engineer/surveyor.
 - (3) Purpose of subdivision.
 - (4) Source of water. Also see E. 6) below.
 - (5) Method of sewage disposal. Also see E. 6) below.
 - (6) Existing zone district and any requested change in zoning, if applicable.
 - (7) Existing General Plan classification and any requested amendment, if applicable.
 - (8) Assessor Plat Number(s).
 - (9) Special district and/or city if within one mile of any incorporated City or District.
 - o) Pertinent building setbacks either from zoning regulations (Title 19) or from Chapter 15.30 Fire and Life Safety Regulations.
 - p) Names and width of adjacent streets, highways, alleys and ways, together with the type and location of street improvements thereon.
 - q) The width and approximate grade of all streets, highways, alleys and other rights-of-way proposed for dedication.
 - r) The approximate radii of all curves.
 - s) Existing minimum elevation above sea level and approximate elevation at street intersections.
 - t) Natural features shall be shown including, but not limited to, areas of oak woodland; individual heritage oak trees; rock outcroppings; etc.
 - u) The location of existing fences, wells, cesspools, sewers, culverts, drain pipes, easements and rights-of-way, underground structures or sand, gravel or other excavations within two hundred feet of any portion of the subdivision, noting thereon whether they are to be abandoned or used.
- D. Complete fees: one check made out to the Planning Department, one for Public Works Agency fees, and one check made out to the Environmental Health Department. Fees shall include all those necessary for the application including any requested or required zone changes, general plan amendments, variances, use permits, etc.

- E. At the time of application, the applicant shall provide the County Planning Department with: [Please refer to the attached Applicant Statement](#)
- 1) A completed Environmental Information Form with accurate and applicable information. Subject information will be used in the assessment of environmental impacts of the proposed division and the determination of the need for the preparation of an Environmental Impact Report or a Negative Declaration in compliance with the California Environmental Quality Act.
 - 2) Oak Woodland Study prepared by a Registered Professional Forester pursuant to PRC 21083.4.
 - 3) Signed Indemnification Agreement.
 - 4) Two (2) copies of deed(s).
 - 5) Statement as to the intention of the subdivider in regard to improvements to be constructed by him, as required in Chapters 17.40 and 17.48, and other laws of the county.
 - 6) Evidence of compliance with Chapter 17.44 relative to sewage disposal and water availability. Generally these requirements are (contact Environmental Health for further details): Will serve letter from domestic water provider or if no connection of a water system is proposed, letter from licensed well driller giving his opinion as to the quality and quantity of domestic water. If within 500 feet of existing sewage disposal system, project shall be connected, with permission of provider. If no connection to sanitary sewer system is to be made then soils data showing satisfactory conditions for proposed method of disposal for project must be provided to Environmental Health Dept.
 - 7) Statement as to front yard depths and building lines.
 - 8) Proposed public areas to be dedicated or scenic easements proposed.
 - 9) Statement as to development of lots (whether for sale as lots or fully developed with structure and lot).
 - 10) Copy of any condition, restrictive reservation or covenant, existing or proposed, shall be provided.
 - 11) Statement as to whether the project area is within 1000' of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resource Code and within an urbanized area as defined in Section 65944 (maps available in Planning Dept or on-line at <http://atlas.resources.ca.gov/>).
- F. If within the sphere of influence of any incorporated city, or within 200 feet of the boundary of any district, a letter shall be provided from subject city, or governing body, as to its recommendations.

No application shall be considered complete for filing with the Technical Advisory Committee (TAC) until all the above have been completed to the satisfaction of the TAC Secretary.

[Please refer to the attached Applicant Statement](#)

The TAC will hold meetings for map application completeness or the need for further information and recommendations for conditions/mitigation measures and possible project approval. A Public Hearing will be scheduled before the Planning Commission for a project decision on the environmental document and project with conditions/mitigation.

INDEMNIFICATION

Project: Timber Creek Tentative Map

In consideration of the County’s processing and consideration of the application for the discretionary land use approval identified above (the “Project”) the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the “County”) to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys’ fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County’s defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:



Matthew Berglund on behalf of Civitas Development LLC

Signature

Owner (if different than Applicant):

Signature



PLANNING DEPARTMENT

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

____ 1. A. Name of Property Owner _____

Mailing Address _____

Phone Number _____

B. Name of Applicant _____

Mailing Address _____

Phone Number _____

C. Name of Representative _____

Mailing Address _____

Phone Number _____

____ 2. Assessor Parcel Number(s)

____ 3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**

____ 4. Letter of authorization if landowner is being represented by another party.

____ 5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department (810 Court Street, Jackson, CA) for the purpose of aiding in drawing of the plot plan.

____ 6. Copy of deed(s) to property.

____ 7. Completed Environmental Information Form and Indemnification Agreement.

____ 8. Planning Department Filing Fee: \$ _____

Environmental Health Review Fee: \$ _____

Public Works Agency Review Fee: \$ _____

Amador Fire Protection District Fee: \$ _____

Discretionary permits may be subject to a CA Fish & Wildlife Fee: \$ _____

____ 9. Application Form to be signed at the time of project presentation in the Planning Department.

ENVIRONMENTAL INFORMATION NARRATIVE

Application for Tentative Parcel Map and Subdivision Map

WRITTEN PROJECT DESCRIPTION

1. Site Size
 - a. 102,389 Square Feet / 2.3505 Acres
2. Square Footage of Existing/Proposed Structures
 - a. Existing Structures – N/A
 - b. Proposed Structures – 22,500
3. Number of Floors of Construction
 - a. Two (2)
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
 - a. 27 proposed resident parking spaces; 4 employee housing parking spaces
5. Source of Water
 - a. KMPUD
6. Method of Sewage Disposal
 - a. KMPUD – Connection on Kirkwood Meadows Drive
7. Attach Plans
 - a. Utility plan to be included on tentative map
8. Proposed Scheduling of Project Construction
 - a. Horizontal work – 2027
 - b. Vertical work – 2028
 - c. Delivery – end 2028
9. If project is to be developed in phases, describe anticipated incremental development.
 - a. Property is not being developed in phases. Horizontal development will take work during the 2027 building period, and vertical improvements will be constructed / installed during the 2028 building period.
10. Associated Projects
 - a. N/A
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
 - a. See tentative map
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
 - a. The residential project is proposed to consist of nine single-family cabins made up of three bedrooms and two bathrooms each. There will also be a clubhouse for the community that will house common area amenities as well as an employee housing suite that is proposed to provide three employee housing beds. Proposed unit sizes range from 2,000 to 2,500 square feet, and prices will be set based on the market at delivery.
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.

- a. N/A
- 14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
 - a. N/A
- 15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
 - a. N/A
- 16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.
 - a. Project will involve a future rezoning application due to the inclusion of single-family homes in a MF-C zoned site.

ADDITIONAL INFORMATION

Existing site is variably sloped above 10%. Project will include changes to municipal services and electrical demand given there are no existing buildings on site.

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).
 - a. The currently consists of two vacant parcels. The site slopes up the mountain running from Kirkwood Meadows Drive at the east to the west. There are two pine trees on the site with otherwise minimal vegetation. There are no improvements on the site save for two concrete walls towards the west and south site border. The walls are approximately five (5) feet tall and have metal rebar protruding from the top and sides of the walls.
- 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).
 - a. North – The temporary Vail / Kirkwood ski school lodge is located adjacent to the northwest of the site. The steps running from Kirkwood Meadows Drive to the Kirkwood Timber Creek Base Area are located along the northern border of the site.
 - b. East – The site is situated along Kirkwood Meadows Drive to the east, with the Kirkwood Parking lot located across KMD.
 - c. South – Immediately south of the property is a Snow Cat easement with which Vail Resorts accesses the Kirkwood Mountain Timber Creek Base Area. South of the easement is vacant land being entitled for development along Palisades Drive.
 - d. West – The Timber Creek Base Area, including chair lift numbers 7 and 9, are located directly west of the property.

31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc.
Attach photographs of any of these known features (cannot be returned).

a. N/A

Applicant Statement

Application for Tentative Parcel Map and Subdivision Map

E. At the time of application, the applicant shall provide the County Planning Department with:

1) A completed Environmental Information Form with accurate and applicable information. Subject information will be used in the assessment of environmental impacts of the proposed division and the determination of the need for the preparation of an Environmental Impact Report or a Negative Declaration in compliance with the California Environmental Quality Act.

[Refer to attached Environmental Information Narrative](#)

2) Oak Woodland Study prepared by a Registered Professional Forester pursuant to PRC 21083.4.

[N/A; Site is exempt per County Planner \(elevation is above oak habitat range\)](#)

3) Signed Indemnification Agreement.

[Refer to attached signed agreement](#)

4) Two (2) copies of deed(s).

[Enclosed](#)

5) Statement as to the intention of the subdivider in regard to improvements to be constructed by him, as required in Chapters 17.40 and 17.48, and other laws of the county.

[Subdivision improvements shall be designed, submitted for plan check, and constructed in accordance with 17.40.010 and meet the minimum improvement requirements of 17.48.](#)

6) Evidence of compliance with Chapter 17.44 relative to sewage disposal and water availability. Generally these requirements are (contact Environmental Health for further details): Will serve letter from domestic water provider or if no connection of a water system is proposed, letter from licensed well driller giving his opinion as to the quality and quantity of domestic water. If within 500 feet of existing sewage disposal system, project shall be connected, with permission of provider. If no connection to sanitary sewer system is to be made then soils data showing satisfactory conditions for proposed method of disposal for project must be provided to Environmental Health Dept.

[Refer to attached Letter of Utility Availability, KMPUD](#)

7) Statement as to front yard depths and building lines.

[Minimum 10 feet distance from front lot line and minimum 10 feet distance from the edge of the private access drive pavement.](#)

8) Proposed public areas to be dedicated or scenic easements proposed.

[N/A](#)

9) Statement as to development of lots (whether for sale as lots or fully developed with structure and lot).

The development at 33441 will develop the two vacant lots situated between Kirkwood Mountain's Timber Creek Base Area and Kirkwood Meadows Drive into a low-density residential housing community. The development will also feature a clubhouse that offers community amenities and provides the required employee housing.

10) Copy of any condition, restrictive reservation or covenant, existing or proposed, shall be provided.

No restrictive documentation exists for the currently vacant lots, however all existing easements and document numbers are shown on the ALTA survey. Proposed restrictive reservations or covenants will be reflective of the proposed easements and easements to be relinquished shown on the Tentative Map. An HOA will be formed for the proposed subdivision community. Legal documents relevant to this submittal item will be prepared after Tentative Map approval.

11) Statement as to whether the project area is within 1000' of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resource Code and within an urbanized area as defined in Section 65944 (maps available in Planning Dept or on-line at <http://atlas.resources.ca.gov/>).

To the best of the applicant's knowledge the project area is not within 1000' of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resource Code or within an urbanized area as defined in Section 65944

F. If within the sphere of influence of any incorporated city, or within 200 feet of the boundary of any district, a letter shall be provided from subject city, or governing body, as to its recommendations.

N/A

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY SHOWN HEREON AND THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND IN CONSIDERATION OF THE APPROVAL OF SAID MAP DO HEREBY:

MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE AS A PUBLIC UTILITY EASEMENT IN, ON, OVER, ABOVE OR UNDER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS A "ROAD AND UTILITY EASEMENT" OR "PUBLIC UTILITY EASEMENT" (P.U.E.) OR "ACCESS EASEMENT" AND ON, OVER, ACROSS AND THROUGH THOSE STRIPS OF LAND LYING FIVE FEET ON EACH SIDE OF ALL SIDE LOT LINES AND REAR LOT LINES AND TEN FEET ALONG EXTERIOR BOUNDARIES OF THIS SUBDIVISION AND FRONT LOT LINES, AN EASEMENT FOR SAID COUNTY OR ITS DESIGNEES AT ANY TIME, OR FROM TIME TO TIME, TO ENTER, CONSTRUCT, MAINTAIN, OPERATE, REPLACE, RENEW, ENLARGE AND PROTECT FROM HAZARDS SANITARY SEWERS, STORM DRAINS, LINES OR PIPES, CONDUITS, CABLES, WIRES, POLES, AND NECESSARY FIXTURES AND EQUIPMENT THEREFOR, TO CONNECT ANY PUBLIC UTILITY SERVICE TO ANY PARCEL OR LOT INSIDE OR OUTSIDE OF SAID SUBDIVISION AND/OR TO ANY MAIN OR TRUNK LINE OR SYSTEM; AND PROMISE, COVENANT AND AGREE TO AND SAID COUNTY TO GRANT OR RESERVE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PORTION OF LAND DESIGNATED AS A "ROAD AND UTILITY EASEMENT" OR "ACCESS EASEMENT" TO THE RECORD OWNERS OF EACH LOT OR PARCEL IN SAID SUBDIVISION AT SUCH TIME AS SAID LOTS ARE SOLD OR FEE TITLE CONVEYED AND THAT NONE OF SAID LOTS SHALL BE LEASED, SOLD OR CONVEYED UNLESS SUCH NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES AND INGRESS AND EGRESS IS GRANTED OR RESERVED PRIOR TO OR CONCURRENT SAID CONVEYANCE OR SALE (UNLESS SAID PORTION OF LAND HAS BEEN DEDICATED TO AND ACCEPTED BY SAID COUNTY AS A PUBLIC HIGHWAY) SO AS TO PROVIDE ACCESS FOR SAID OWNERS AND THEIR AGENTS, EMPLOYEES, INVITEES AND LICENSEES BETWEEN AND AMONG ALL OF SAID PARCELS OR LOTS WITHIN SAID SUBDIVISION. SAID OFFERS TO DEDICATE AND AGREEMENTS AND COVENANTS ARE IRREVOCABLE AND SHALL RUN WITH THE LAND AND BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL EXPRESSLY AND LAWFULLY AND TERMINATED BY THE BOARD OF SUPERVISORS OF SAID COUNTY, SAID BOARD, IN REJECTING ANY AND ALL SAID OFFERS TO DEDICATE, SHALL RETAIN THE RIGHT TO ACCEPT BY RESOLUTION ANY OR ALL OF SAID OFFERS AT ANY TIME THEREAFTER.

CIVITAS DEVELOPMENT LLC, a Delaware Limited Liability Company

BY: _____ DATE _____
 ITS: _____

STATE OF _____ }
 COUNTY OF _____ } SS:

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PERSONALLY KNOWN BY ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

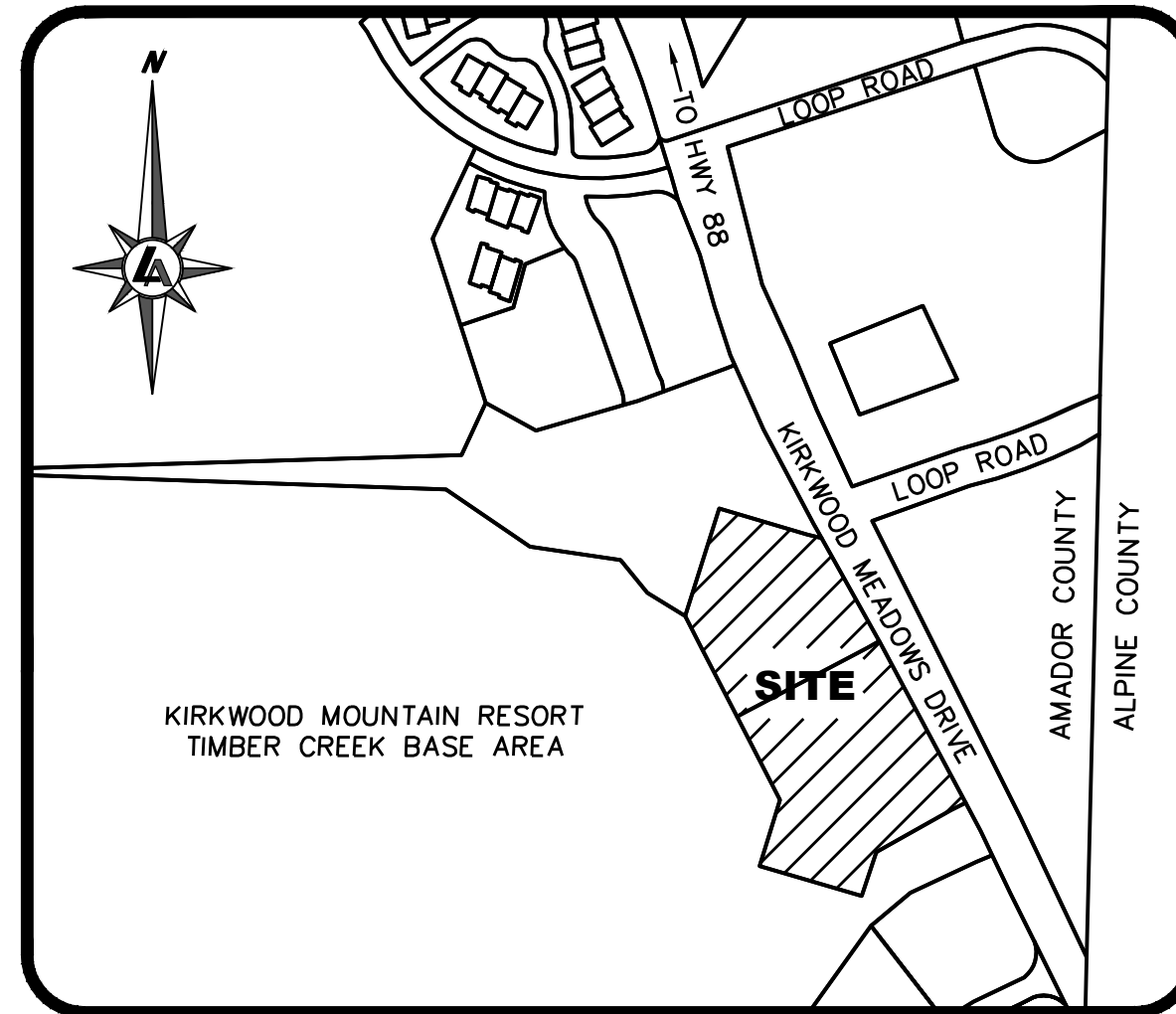
CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, JENNIFER BURNS, HEREBY CERTIFY THAT I AM THE CLERK OF THE BOARD OF SUPERVISORS OF AMADOR COUNTY, CALIFORNIA, AND THAT THE BOARD, BEING THE PROPER APPROVING BODY, HAS ACCEPTED PARCEL MAP NO. _____ AND ACCEPTS ON BEHALF OF THE PUBLIC ALL LANDS AND EASEMENTS SHOWN HEREON.

THE BOARD, AT THIS TIME, REFLECTS ALL OTHER OFFERS OF DEDICATION, INCLUDING ROAD OR ACCESS EASEMENTS, APPEARING ON THIS MAP. SUCH OFFERS MAY BE ACCEPTED BY RESOLUTION OF SAID BOARD AT ANY TIME HEREAFTER.

DATE: _____

JENNIFER BURNS BY: _____
 CLERK OF THE BOARD OF SUPERVISORS DEPUTY



VICINITY MAP
 NOT TO SCALE

NOTES

- 1) THIS MAP IS A MERGER AND RE-SUBDIVISION OF LOT 1 OF TIMBER CREEK VILLAGE UNIT NO. 1 PHASE 2 (R3) AND LOT 2 OF TIMBER CREEK VILLAGE UNIT NO. 1 PHASE 3 (R4)
- 2) THE PARCELS SHOWN LIE WITHIN ZONE "X" PER FEMA FIRM 06005C0050F DATED MAY 20, 2010.
- 3) A 10 FOOT PUBLIC UTILITY EASEMENT SHALL EXIST AS SHOWN ALONG ROAD FRONTAGES AND EXTERIOR BOUNDARIES, AND 5 FOOT ON BOTH SIDES OF INTERIOR LOT LINES OF THIS MAP.
- 4) ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 5) THIS PARCEL MAP IS BEING PREPARED UNDER SECTION 66426(C) OF THE SUBDIVISION MAP ACT.

PLANNING DEPARTMENT STATEMENT

I HAVE EXAMINED PARCEL MAP NO. _____ AND HAVE VERIFIED THAT IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERETO.

DATE: _____

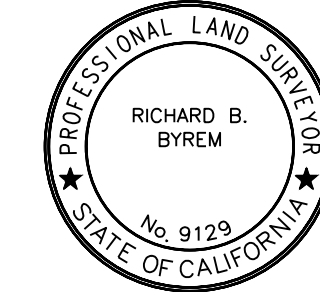
CHUCK BEATTY
 AMADOR COUNTY PLANNING DIRECTOR

SURVEYOR'S STATEMENT

I, RICHARD B. BYREM, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF CALIFORNIA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF CIVITAS DEVELOPMENT, LLC A DELAWARE LIMITED LIABILITY COMPANY. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Richard B. Byrem
 RICHARD B. BYREM, P.L.S. 9129 DATE January 22, 2026



COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THIS PARCEL MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS 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.

DATE: _____

STEVEN ZANETTA, P.L.S. 6245
 AMADOR COUNTY SURVEYOR

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____, IN BOOK _____ OF MAPS, AT PAGE _____, AT THE REQUEST OF AMADOR COUNTY CLERK. TITLE TO LAND INCLUDED

IN THIS PARCEL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

SEE: _____

INSTRUMENT NO. _____

KIMBERLY L. GRADY
 AMADOR COUNTY RECORDER

BY: _____
 DEPUTY

TENTATIVE SUBDIVISION MAP FOR

**CIVITAS DEVELOPMENT, LLC
 A DELAWARE LIMITED LIABILITY COMPANY**

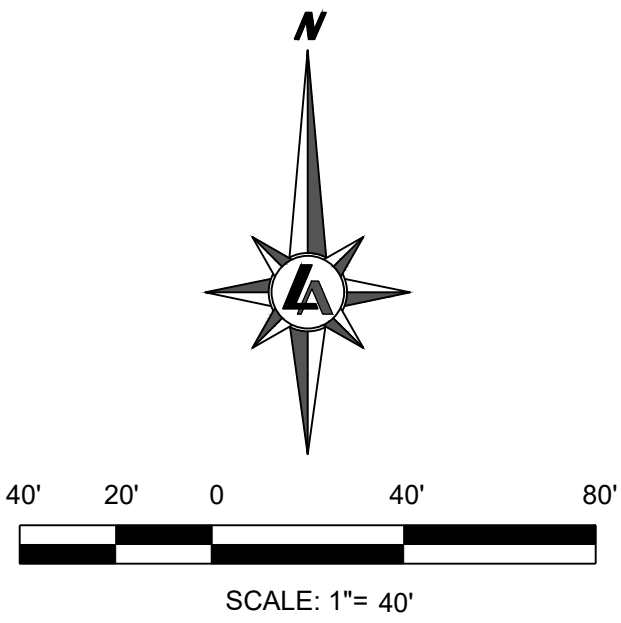
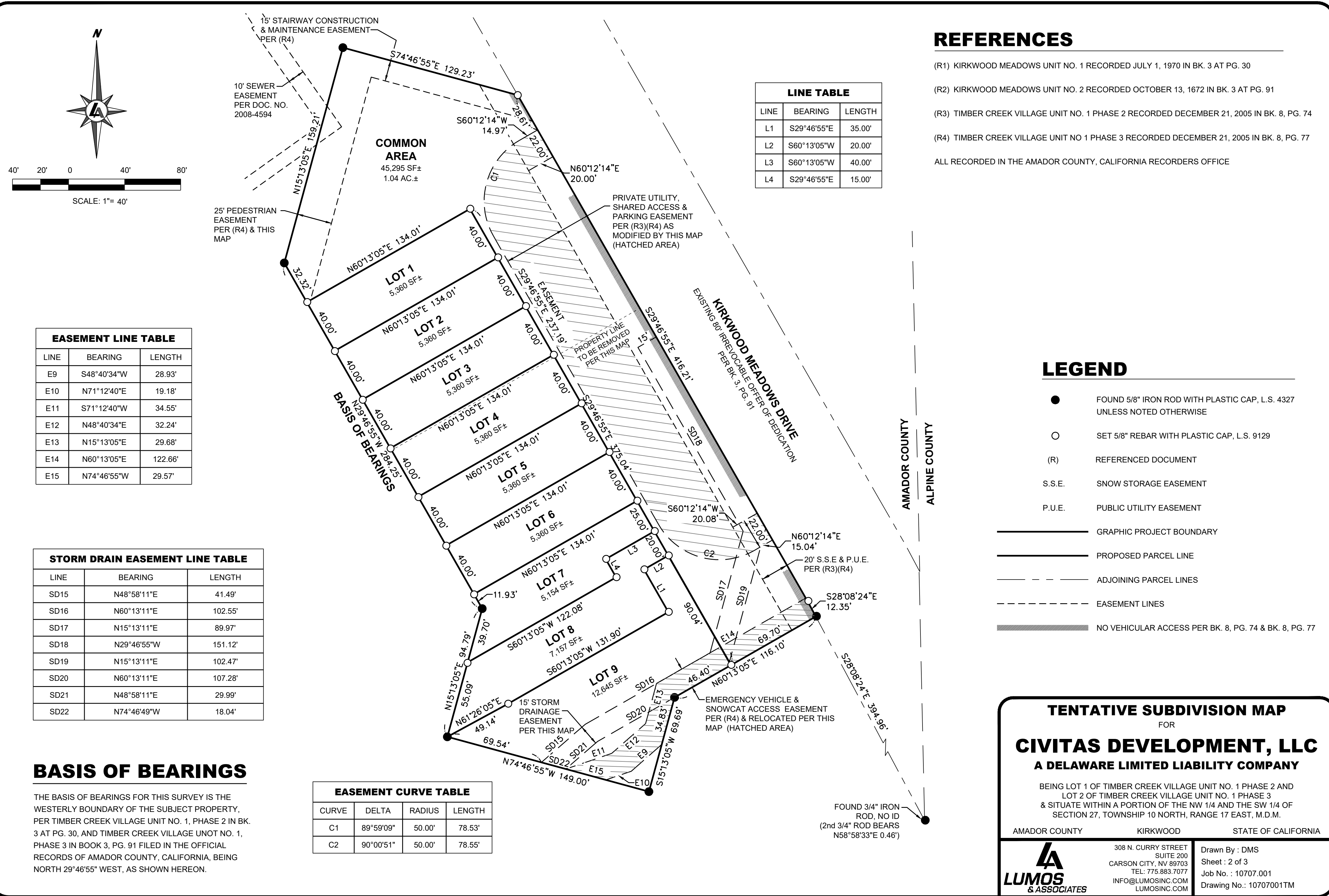
BEING LOT 1 OF TIMBER CREEK VILLAGE UNIT NO. 1 PHASE 2 AND LOT 2 OF TIMBER CREEK VILLAGE UNIT NO. 1 PHASE 3 & SITUATE WITHIN A PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 17 EAST, M.D.M.

AMADOR COUNTY KIRKWOOD STATE OF CALIFORNIA



308 N. CURRY STREET
 SUITE 200
 CARSON CITY, NV 89703
 TEL: 775.883.7077
 INFO@LUMOSINC.COM
 LUMOSINC.COM

Drawn By : DMS
 Sheet : 1 of 3
 Job No. : 10707.001
 Drawing No.: 10707001TM



EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E9	S48°40'34"W	28.93'
E10	N71°12'40"E	19.18'
E11	S71°12'40"W	34.55'
E12	N48°40'34"E	32.24'
E13	N15°13'05"E	29.68'
E14	N60°13'05"E	122.66'
E15	N74°46'55"W	29.57'

STORM DRAIN EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SD15	N48°58'11"E	41.49'
SD16	N60°13'11"E	102.55'
SD17	N15°13'11"E	89.97'
SD18	N29°46'55"W	151.12'
SD19	N15°13'11"E	102.47'
SD20	N60°13'11"E	107.28'
SD21	N48°58'11"E	29.99'
SD22	N74°46'49"W	18.04'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY, PER TIMBER CREEK VILLAGE UNIT NO. 1, PHASE 2 IN BK. 3 AT PG. 30, AND TIMBER CREEK VILLAGE UNOT NO. 1, PHASE 3 IN BOOK 3, PG. 91 FILED IN THE OFFICIAL RECORDS OF AMADOR COUNTY, CALIFORNIA, BEING NORTH 29°46'55" WEST, AS SHOWN HEREON.

EASEMENT CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'09"	50.00'	78.53'
C2	90°00'51"	50.00'	78.55'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S29°46'55"E	35.00'
L2	S60°13'05"W	20.00'
L3	S60°13'05"W	40.00'
L4	S29°46'55"E	15.00'

REFERENCES

- (R1) KIRKWOOD MEADOWS UNIT NO. 1 RECORDED JULY 1, 1970 IN BK. 3 AT PG. 30
 - (R2) KIRKWOOD MEADOWS UNIT NO. 2 RECORDED OCTOBER 13, 1672 IN BK. 3 AT PG. 91
 - (R3) TIMBER CREEK VILLAGE UNIT NO. 1 PHASE 2 RECORDED DECEMBER 21, 2005 IN BK. 8, PG. 74
 - (R4) TIMBER CREEK VILLAGE UNIT NO. 1 PHASE 3 RECORDED DECEMBER 21, 2005 IN BK. 8, PG. 77
- ALL RECORDED IN THE AMADOR COUNTY, CALIFORNIA RECORDERS OFFICE

LEGEND

- FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 4327 UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP, L.S. 9129
- (R) REFERENCED DOCUMENT
- S.S.E. SNOW STORAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- GRAPHIC PROJECT BOUNDARY
- PROPOSED PARCEL LINE
- ADJOINING PARCEL LINES
- - - EASEMENT LINES
- ▨ NO VEHICULAR ACCESS PER BK. 8, PG. 74 & BK. 8, PG. 77

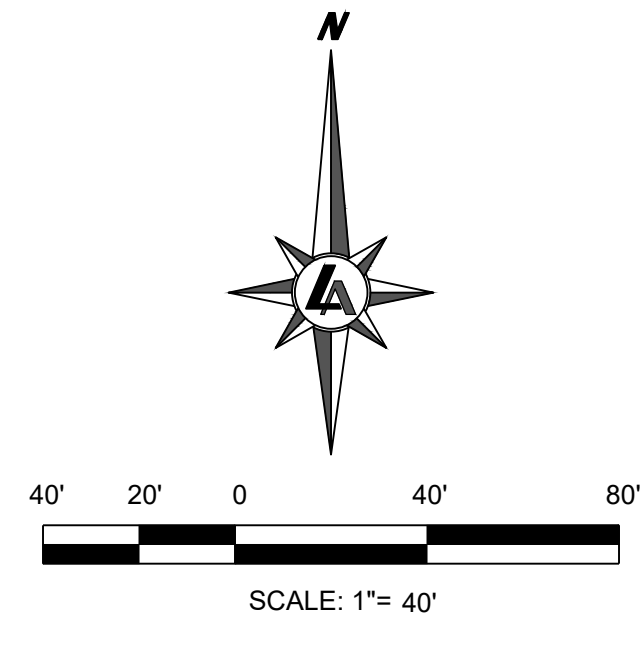
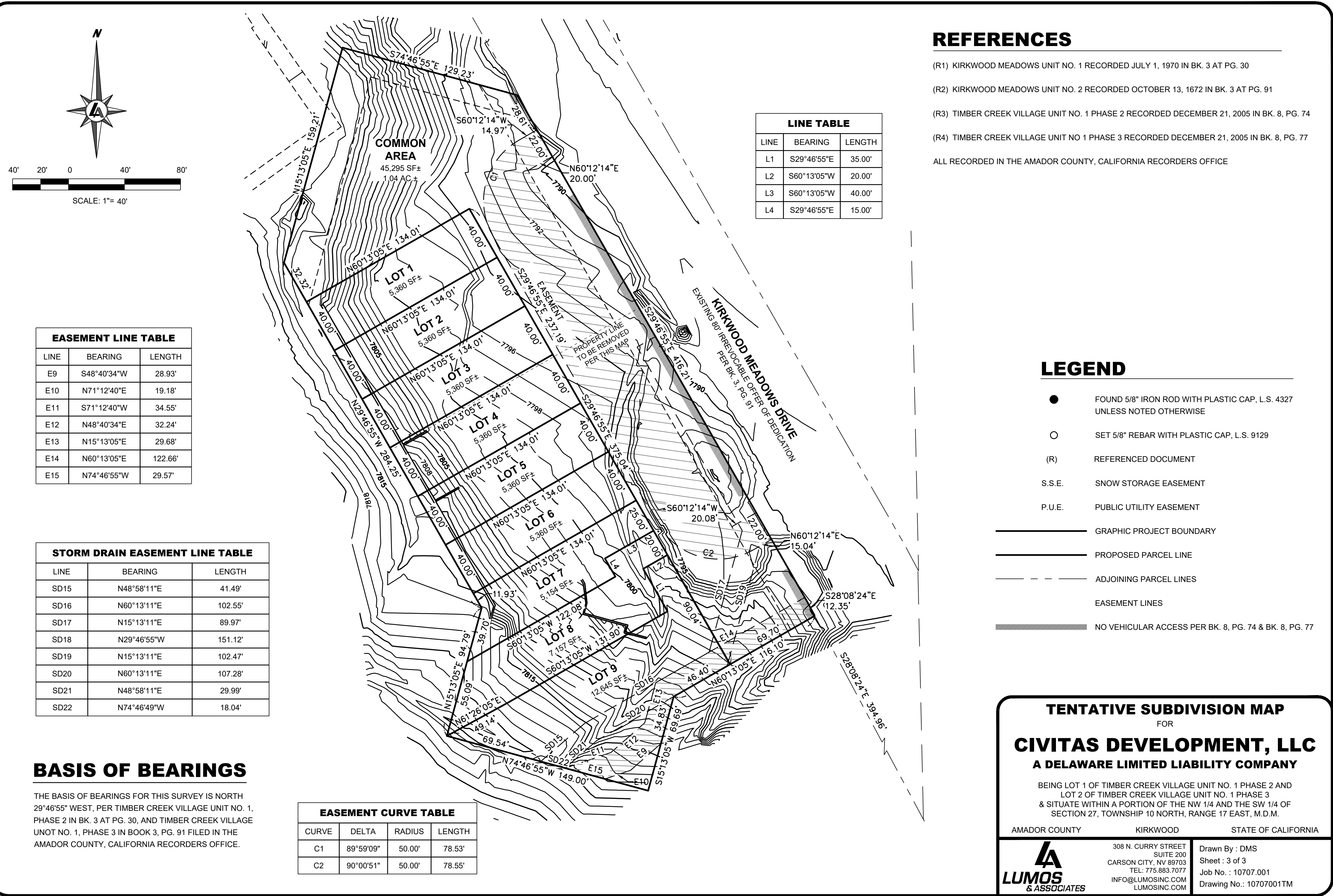
TENTATIVE SUBDIVISION MAP
FOR
CIVITAS DEVELOPMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BEING LOT 1 OF TIMBER CREEK VILLAGE UNIT NO. 1 PHASE 2 AND LOT 2 OF TIMBER CREEK VILLAGE UNIT NO. 1 PHASE 3 & SITUATE WITHIN A PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 17 EAST, M.D.M.

AMADOR COUNTY KIRKWOOD STATE OF CALIFORNIA

LUMOS & ASSOCIATES
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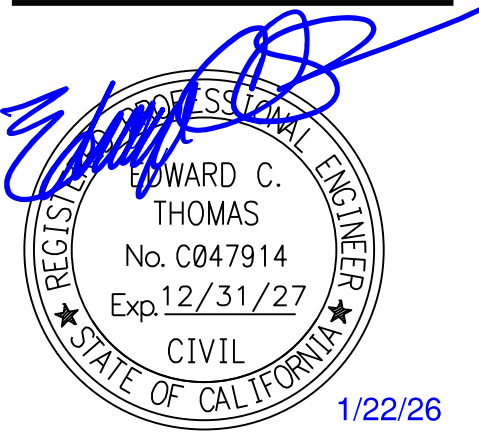
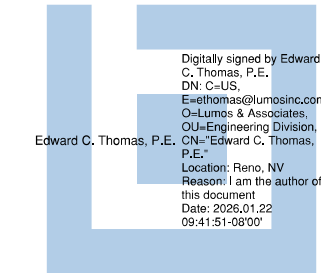
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 - NO VEHICULAR ACCESS PER BK. 8, PG. 74 & BK. 8, PG. 77

TENTATIVE SUBDIVISION MAP
FOR
CIVITAS DEVELOPMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BEING LOT 1 OF TIMBER CREEK VILLAGE UNIT NO. 1 PHASE 2 AND LOT 2 OF TIMBER CREEK VILLAGE UNIT NO. 1 PHASE 3 & SITUATE WITHIN A PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 17 EAST, M.D.M.

AMADOR COUNTY KIRKWOOD STATE OF CALIFORNIA

	308 N. CURRY STREET SUITE 200 CARSON CITY, NV 89703 TEL: 775.883.7077 INFO@LUMOSINC.COM LUMOSINC.COM	Drawn By : DMS Sheet : 3 of 3 Job No. : 10707.001 Drawing No.: 10707001TM
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1/22/26

CIVITAS DEVELOPMENT, LLC

TIMBER CREEK TENTATIVE MAP

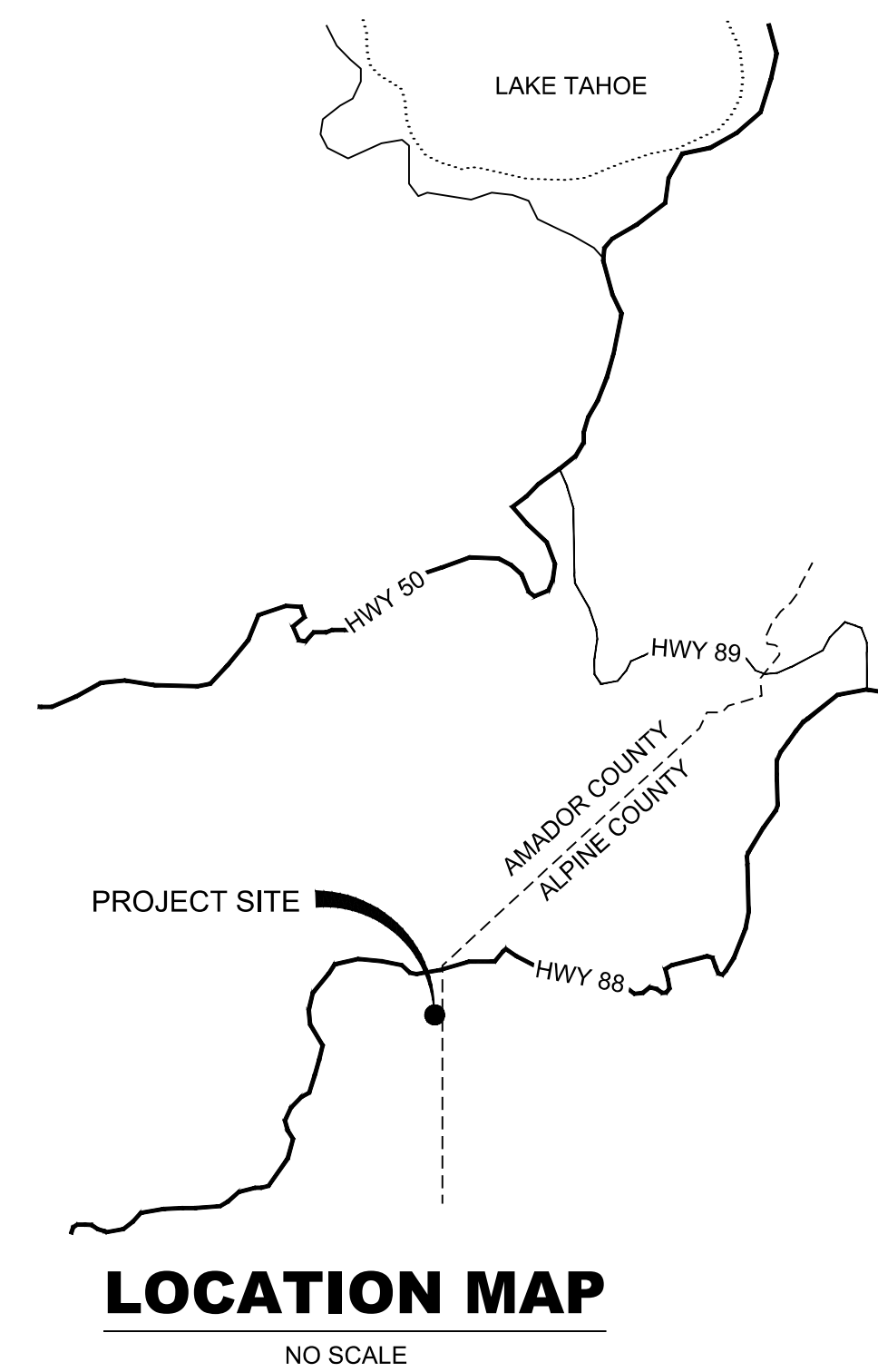
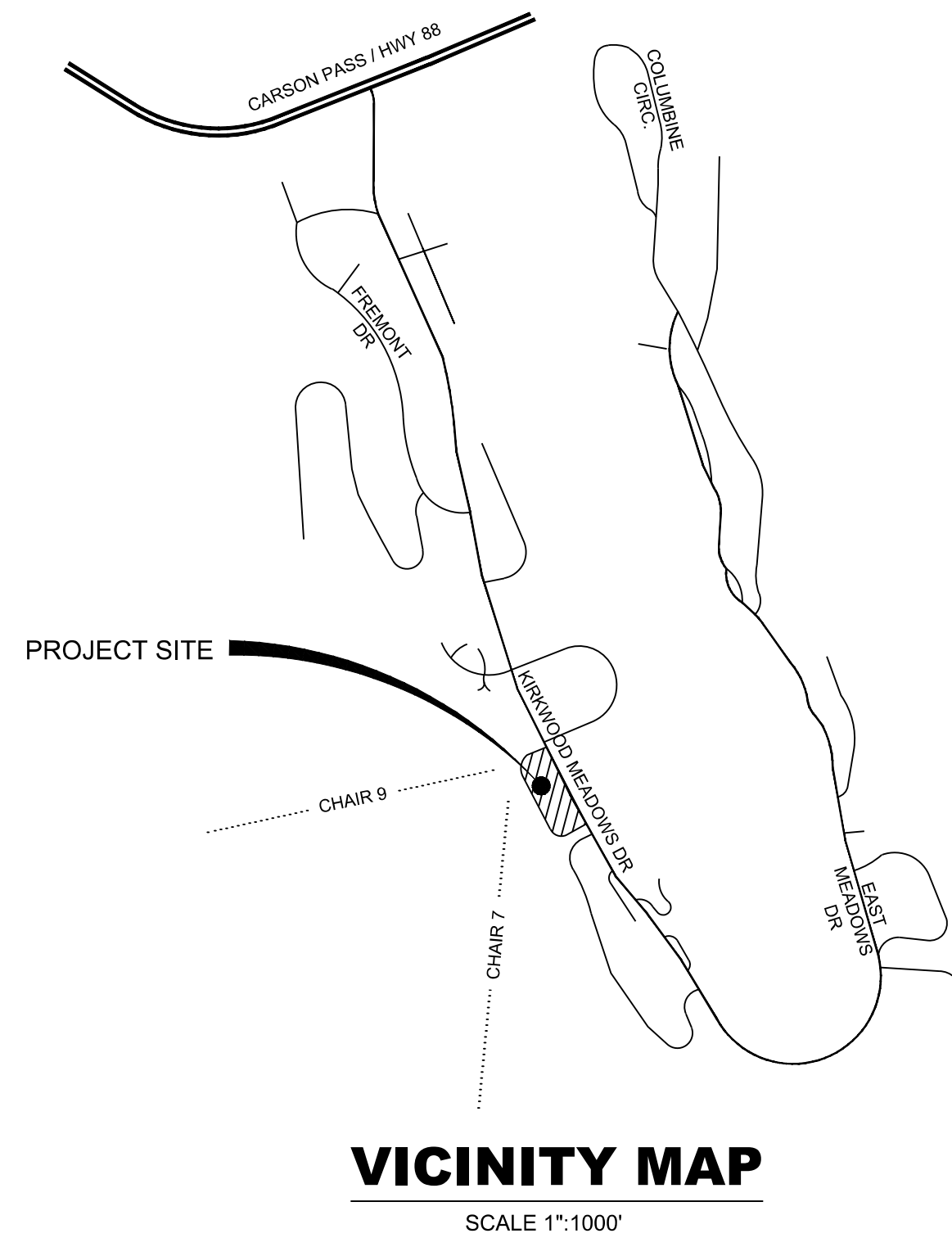
APN: 026-020-021, 026-020-022
TENTATIVE MAP NUMBER: TBD

OWNER/DEVELOPER

CIVITAS DEVELOPMENT, LLC
ATTN: MATTHEW BERGLUND
160 PACIFIC AVE., SUITE 204
SAN FRANCISCO, CA 94111
TEL.: 415.878.3140

RECORDED SUBDIVISION

KIRKWOOD FINAL SUBDIVISION MAP NO. 129, DECEMBER 2005
TIMBER CREEK VILLAGE UNIT NO.1, PHASE 2, 08S74 & 08S76
TIMBER CREEK VILLAGE UNIT NO.1, PHASE 3, 08S74 & 08S79
ASSESSOR'S PLAT MAP BOOK 26, PAGE 27, LOT 1 & LOT 2
SECTION, TOWNSHIP, RANGE: S27 T10N R17E



LEGEND

CONTOUR LINE	
EDGE OF PAVEMENT	
DEMO AREA	
CURB & GUTTER	
CONCRETE	
STORM DRAIN MANHOLE / DROP INLET	
WATER VALVE	
METER	
FIRE HYDRANT	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
GRADE BREAK	
FLOW LINE	
SEWER LINE	
WATER LINE	
STORM DRAIN	
NO VEHICULAR ACCESS	
FIRE WATER	

ABBREVIATIONS

AC	ASPHALT CONCRETE
AGG	AGGREGATE
BOW	BOTTOM OF WALL
CY	CUBIC YARDS
C&G	CURB AND GUTTER
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
DI	DROP INLET
DIA. Ø	DIAMETER
DWY	DRIVEWAY
E	EAST
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
IRR	IRRIGATION
L	LARGE SINGLE FAMILY
MAX	MAXIMUM
MH	MANHOLE
N	NORTH
NTS	NOT TO SCALE
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT-OF-WAY
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SINGLE FAMILY
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
TC	TOP OF CURB, TOP OF CONC
TC&B	TRAFFIC CONTROL SIGNAL BOX
TH	TOWN HOUSE
TOW	TOP OF WALL
TYP	TYPICAL
VG	VALLEY GUTTER
W	WEST
WG	WATER AND GAS
WL	WATER LINE
WM	WATER METER

ENGINEER



950 SANDHILL ROAD, SUITE 100
RENO, NEVADA 89521
TEL: 775.827.6111
INFO@LUMOSINC.COM

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE II NAD83(2011) EPOCH 2010.00; SAID BEARINGS ARE BASED LOCALLY UPON NGS-OPUS DERIVED TIES BETWEEN NGS STATIONS "SIGNAL PEAK" AND "ALDERRIDGE".

DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.0004278730.

RECORD BEARINGS FROM THE FINAL SUBDIVISION MAP NO. 129 (R1) HAVE BEEN ROTATED 00°01'00" COUNTER CLOCKWISE BASED UPON THE FOUND MONUMENTS SHOWN HEREON.

FLOOD ZONE

THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "UNSHADED X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 06005C005CF DATED 5/20/2010 AND IS NOT A FLOOD ZONE AREA.

BASIS OF ELEVATIONS

DATUM: NAVD 88
PROJECT BENCHMARK = LUMOS NO. 500
HAVING AN ELEVATION OF 7709.15'

PROPOSED DEVELOPMENT

THE PROPOSED SUBDIVISION AT 33441 KIRKWOOD MEADOWS DRIVE IS A VACANT SITE CONSISTING OF TWO PARCELS, APN'S 026-020-022 AND 026-020-021, TOTALING APPROXIMATELY 2.35 ACRES SITUATED BETWEEN KIRKWOOD MOUNTAIN'S TIMBER CREEK BASE AREA AND KIRKWOOD MEADOWS DRIVE.

A MEDIUM-DENSITY RESIDENTIAL HOUSING COMMUNITY IS PROPOSED ACROSS THE TWO EXISTING LOTS. INCLUDED IS A CLUBHOUSE WITH COMMUNITY AMENITIES AND EMPLOYEE HOUSING AND NINE SINGLE FAMILY LOTS. PROPOSED LOT SIZES RANGE FROM 5,000 TO 11,000 SQUARE FEET.

UTILITIES / SERVICES

WATER / SEWER	KMPUD (SEE LETTER OF UTILITY AVAILABILITY, 06/09/2022)
STORM	AMADOR COUNTY
GAS (PROPANE)	KMPUD
ELECTRICAL	KMPUD
SNOW REMOVAL	KMPUD

EXISTING SITE PLANNING

QUARTER, SECTION, TOWNSHIP, RANGE: NW QUARTER, S27, T10N, R17E

ZONING INFORMATION PROVIDED BY PARTNER ENGINEERING
DATE OF REPORT: MARCH 23, 2021
PROJECT NO. 21-311317.3
ZONING DESIGNATION: PD- PLANNED USE DEVELOPMENT SETBACKS

SPECIAL PLANNING AREA: PLANNED DEVELOPMENT, KIRKWOOD
GENERAL PLAN CLASSIFICATION: MIXED-USE SPECIAL PLANNING AREA (SPA)

SHEET INDEX

SHEET NO.	SHEET TITLE
C1.0	TITLE
C2.0	EXISTING CONDITIONS AND DEMOLITION
C3.0	SITE LAYOUT
C4.0	CONCEPTUAL PARKING PLAN
C5.0	CONCEPTUAL GRADING PLAN
C6.0	CONCEPTUAL UTILITY PLAN



Know what's below.
Call before you dig.

CIVITAS DEVELOPMENT, LLC
TIMBER CREEK TENTATIVE MAP
TITLE
AMADOR COUNTY
KIRKWOOD
CALIFORNIA

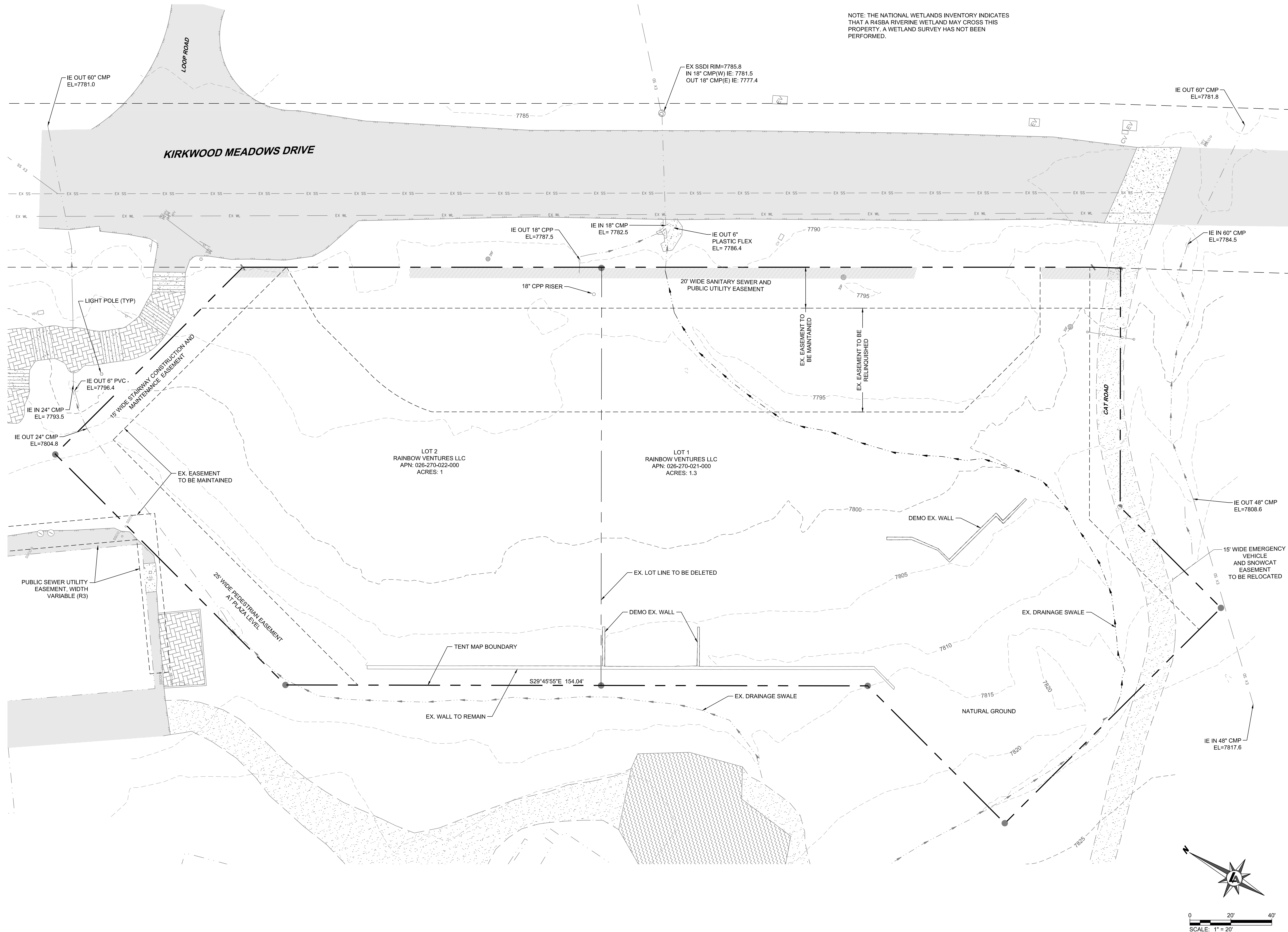
REV	DATE	DESCRIPTION

BAR IS 1 INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C1.0

DRAWN BY: MD
DESIGNED BY: AM
CHECKED BY: ET
JOB NO.: 10707.001

NOTE: THE NATIONAL WETLANDS INVENTORY INDICATES THAT A RASBA RIVERINE WETLAND MAY CROSS THIS PROPERTY. A WETLAND SURVEY HAS NOT BEEN PERFORMED.



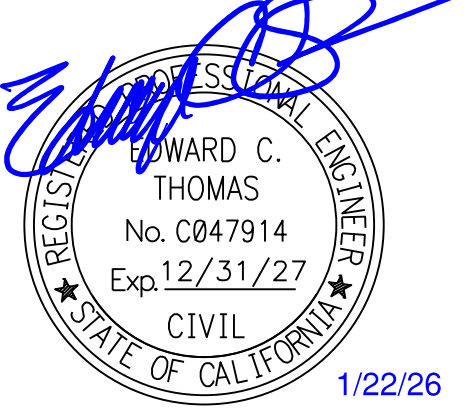
CIVITAS DEVELOPMENT, LLC
TIMBER CREEK TENTATIVE MAP
EXISTING CONDITIONS AND DEMOLITION
KIRKWOOD
AMADOR COUNTY
CALIFORNIA

REV	DATE	DESCRIPTION

BAR IS 1 INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C2.0
DRAWN BY: MD
DESIGNED BY: AM
CHECKED BY: ET
JOB NO.: 10707.001

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1/22/26

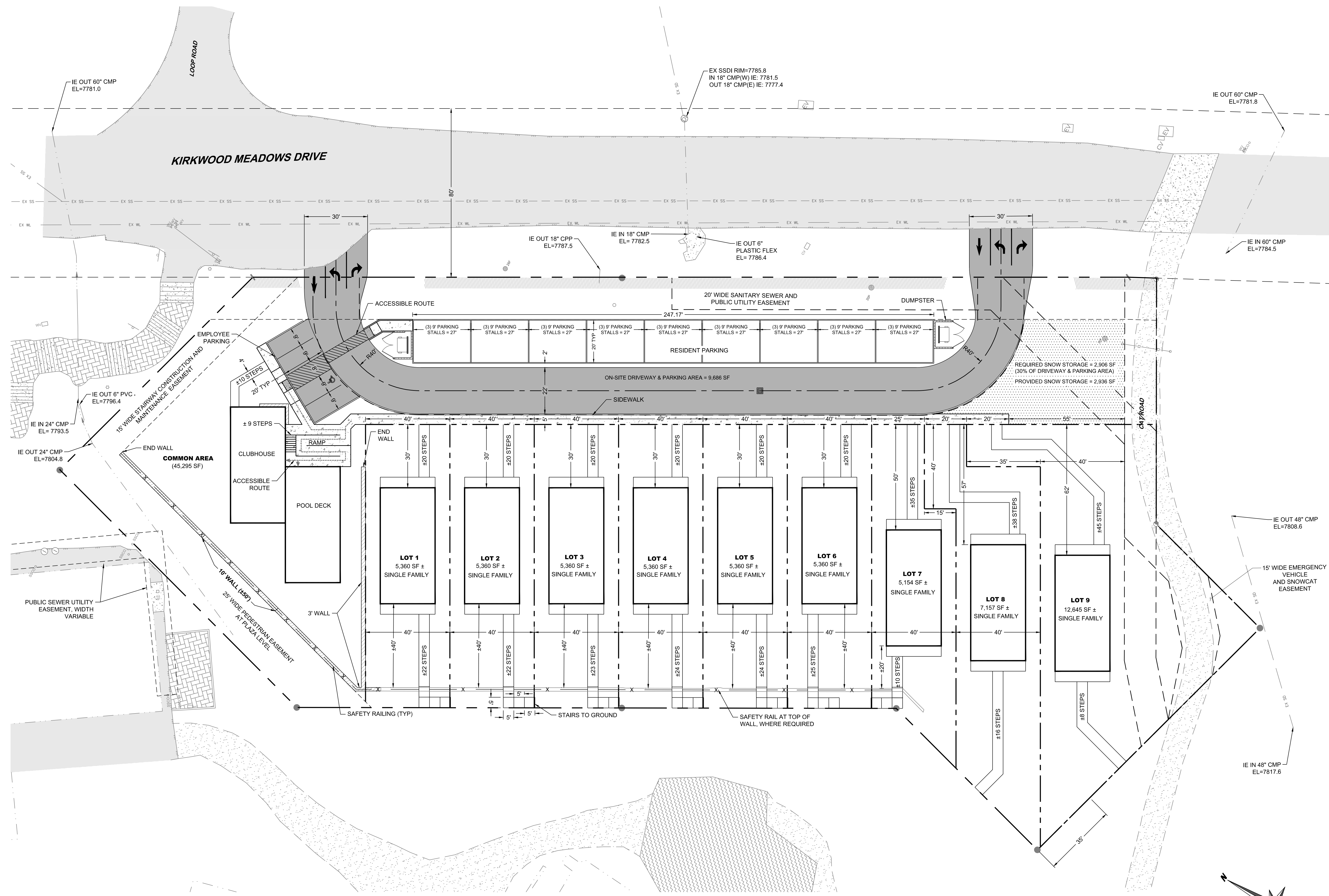
CIVITAS DEVELOPMENT, LLC
TIMBER CREEK TENTATIVE MAP
SITE LAYOUT
AMADOR COUNTY
KIRKWOOD
CALIFORNIA

REV	DATE	DESCRIPTION

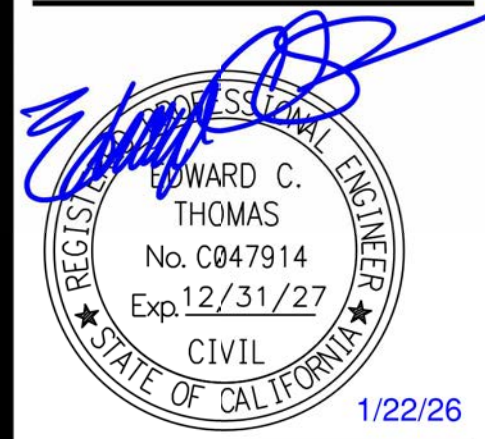
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C3.0

DRAWN BY: MD
DESIGNED BY: AM
CHECKED BY: ET
JOB NO.: 10707.001



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07/27/2026 09:34 gm info@lumo



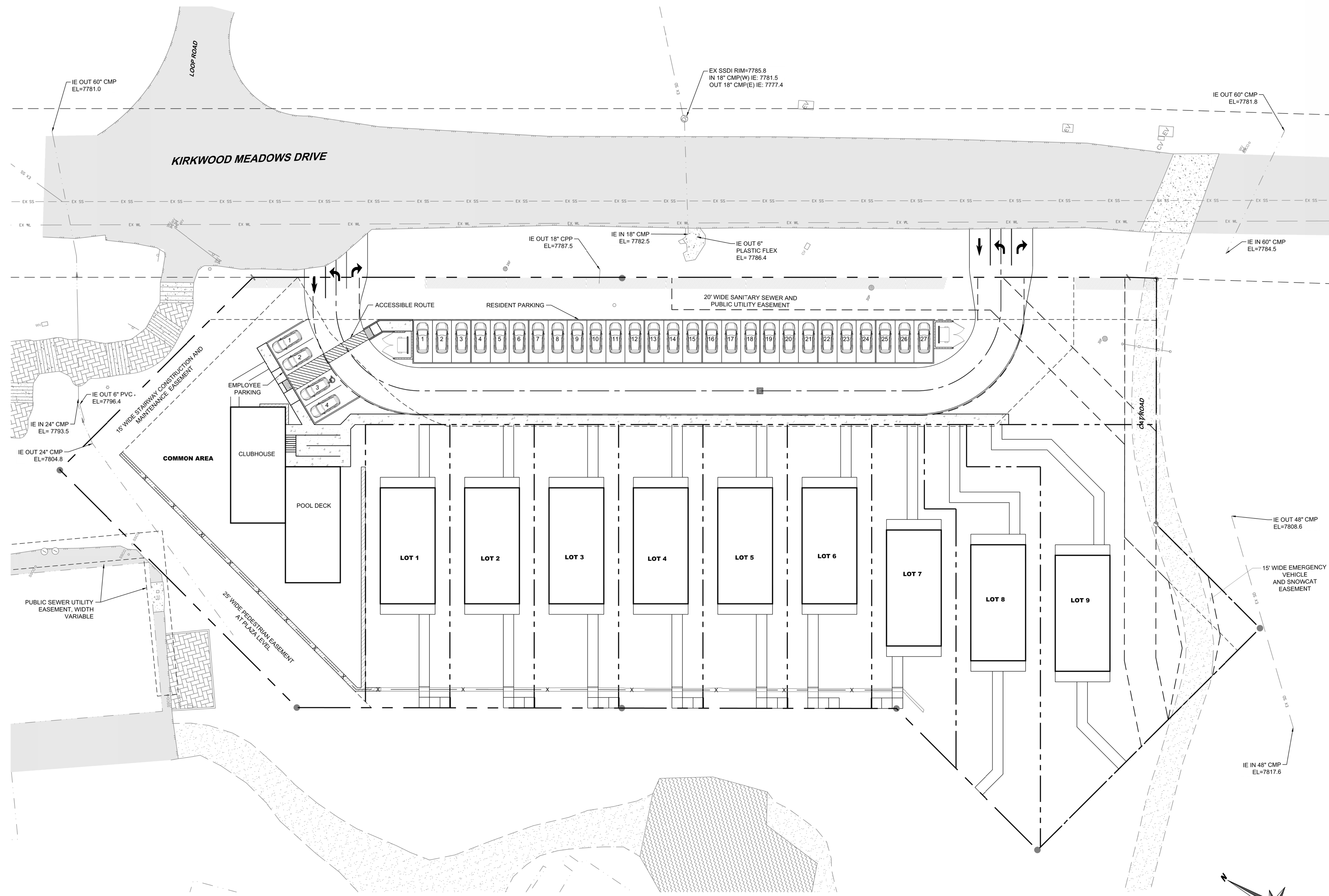
1/22/26

CIVITAS DEVELOPMENT, LLC
TIMBER CREEK TENTATIVE MAP
CONCEPTUAL PARKING PLAN
 AMADOR COUNTY
 KIRKWOOD, CALIFORNIA

REV	DATE	DESCRIPTION

BAR IS 1 INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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 DRAWN BY: MD
 DESIGNED BY: AM
 CHECKED BY: ET
 JOB NO.: 10707.001

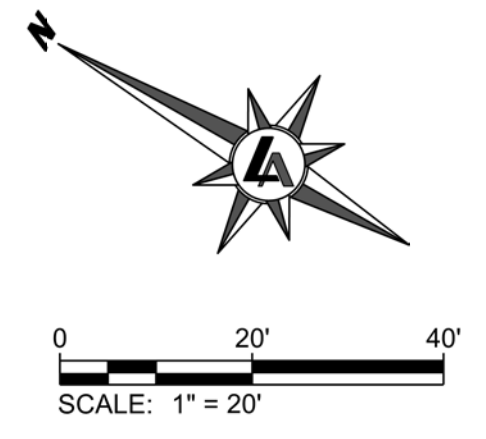


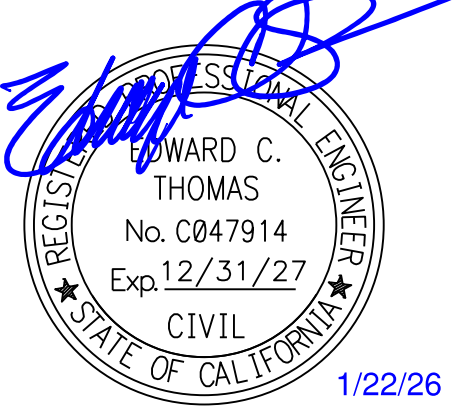
LEGEND

SINGLE PARKING SPACE (TYP)	
----------------------------	--

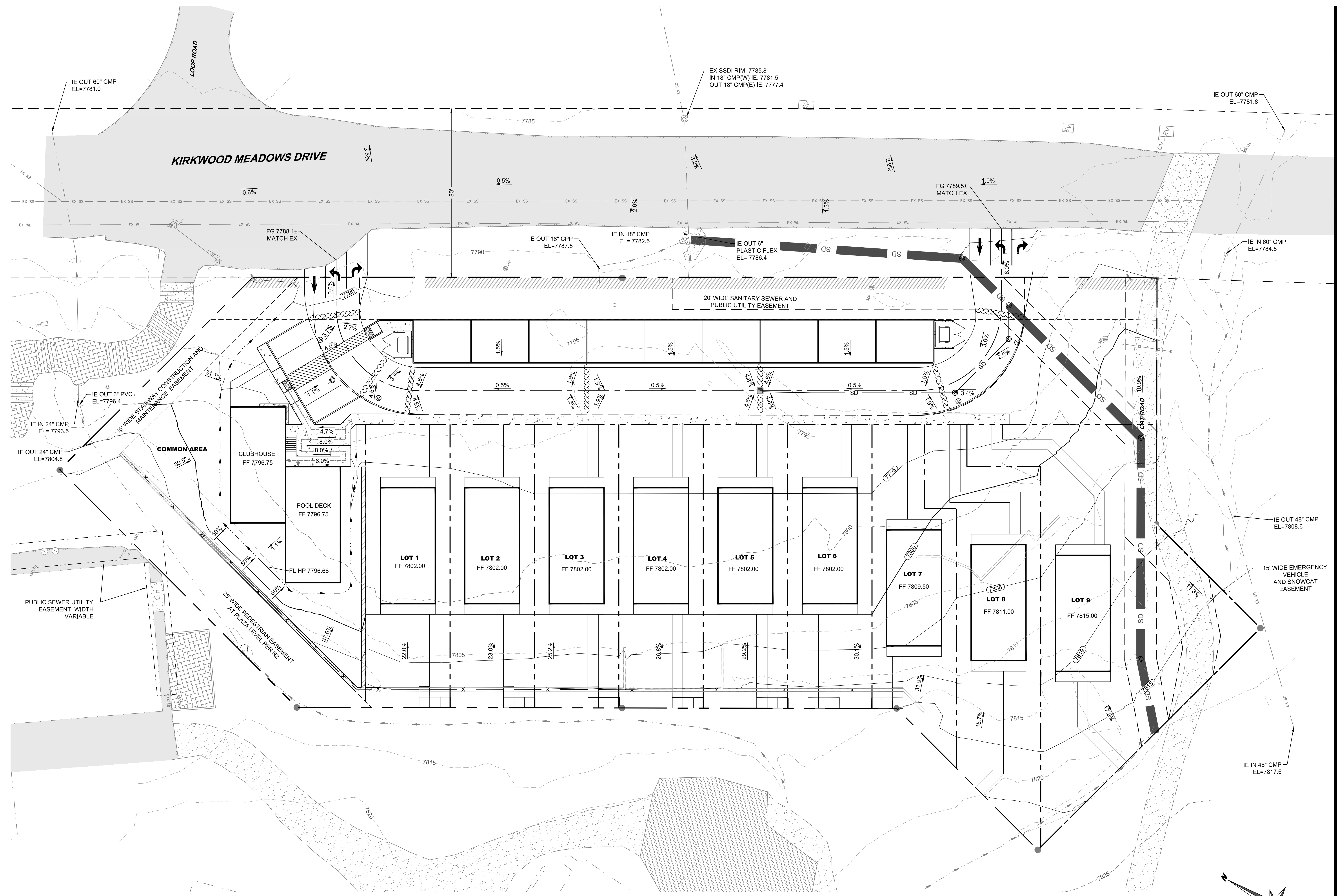
PARKING SPOTS

TYPE	# OF SPOTS
EMPLOYEE	3
EMPLOYEE	1 (ADA)
RESIDENT	27
TOTAL	32





1/22/26



TIMBER CREEK TENTATIVE MAP
CONCEPTUAL GRADING PLAN

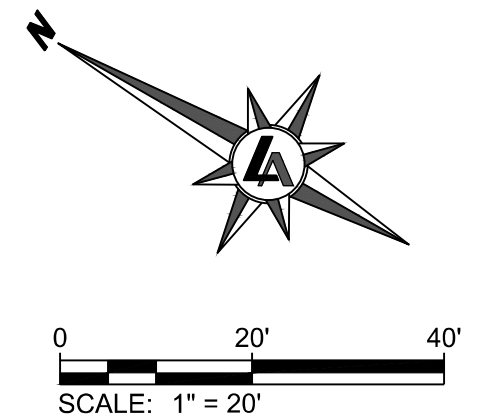
CIVITAS DEVELOPMENT, LLC
 AMADOR COUNTY
 CALIFORNIA
 KIRKWOOD

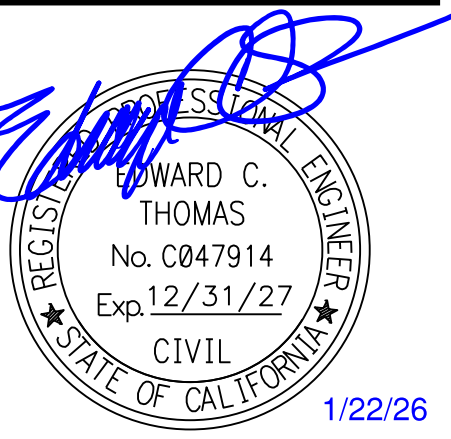
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 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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 DESIGNED BY: AM
 CHECKED BY: ET
 JOB NO.: 10707.001





1/22/26

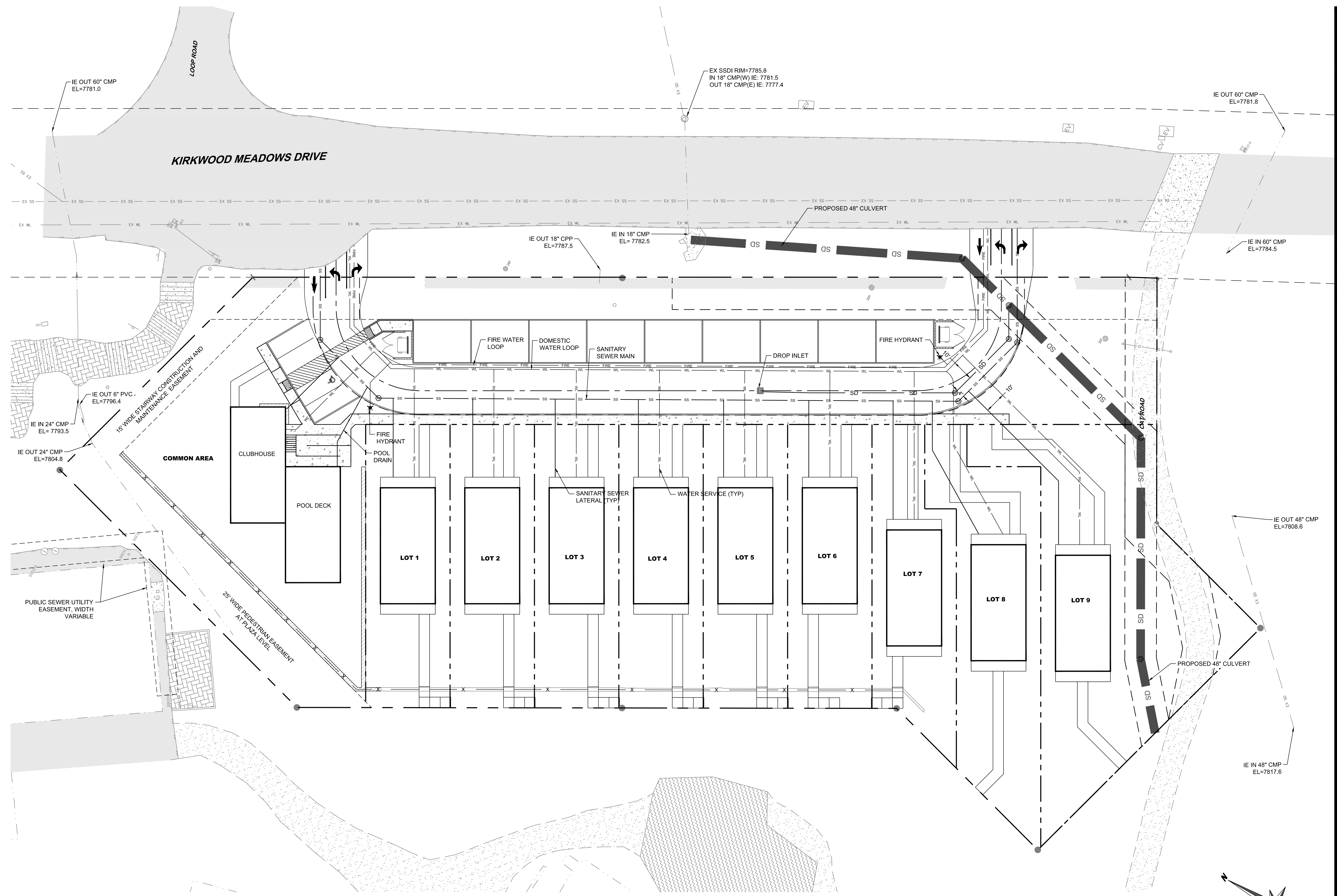
CIVITAS DEVELOPMENT, LLC
TIMBER CREEK TENTATIVE MAP
CONCEPTUAL UTILITY PLAN
KIRKWOOD
AMADOR COUNTY
CALIFORNIA

REV	DATE	DESCRIPTION

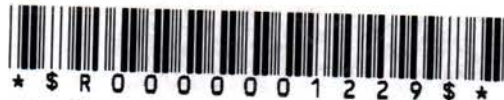
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C6.0

DRAWN BY: MD
DESIGNED BY: AM
CHECKED BY: ET
JOB NO.: 10707.001



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RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Civitas Development LLC
c/o Presidio Bay Ventures
1160 Battery Street, Suite 100
San Francisco, CA 94111

Amador Recorder
Kimberly L. Grady
DOC - 2021-0004877
Account: **Placer Title Co**
Friday, April 23, 2021 14:47
Total Paid: **\$468.00**

counter1/1 - 3

ORDER NO.: P-476639
Escrow No. 30063255-013
Parcel No. 026-270-021-000, 026-270-022-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- unincorporated area
- the city of **Kirkwood**

Documentary Transfer Tax is \$440.00

- computed on full value of interest or property conveyed, or
- full value less value of liens or encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rainbow Ventures, LLC, a Connecticut limited liability company

hereby GRANT(s) to

Civitas Development LLC, a Delaware limited liability company

the following real property in the County of **Amador**, State of California:

Legal Description attached hereto as Exhibit "A" and made a part hereof.

**Exempt from fee under GC 27388.1(a)(2):
Recorded concurrently in connection
with a transfer subject to the imposition
of documentary transfer tax.**

ORDER NO.:
ESCROW NO. 30063255-013

Dated: April 19, 2021

Rainbow Ventures, LLC,
a Connecticut limited liability company

By: Robert E. Patricelli
Name: ROBERT E. PATRICELLI
Title: MEMBER

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~~ ^{CT} CONNECTICUT
COUNTY OF ~~Amador~~ ^{HARTFORD} } SS: SIMSBURY

On April 20, 2021 before me, JOHN B. COWN,
a Notary Public, personally appeared ROBERT E. PATRICELLI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) 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~~ ^{CT} that the foregoing paragraph is true and correct.
~~CALIFORNIA~~ ^{CONNECTICUT}

WITNESS my hand and official seal.

Signature John B. Cown

Official Seal
JOHN B. COWN
Notary Public State of Connecticut
Commission # SNPC.0109112
My Commission Expires May 31, 2025

ORDER NO.:
ESCROW NO.: 30063255-013

EXHIBIT A
Legal Description

The land described herein is situated in the State of California, County of Amador, unincorporated area, described as follows:

Parcel One:

Lot 1 of Timber Creek Village, Unit No. 1, Phase 2, according to the Official Map thereof, filed for record on December 21, 2005 in Book 8 of Subdivision Maps, at Page 74, Amador County Records.

Parcel Two:

Lot 2 of Timber Creek Village, Unit No. 1, Phase 3, according to the Official Map thereof, filed for record on December 21, 2005 in Book 8 of Subdivision Maps, at Page 77, Amador County Records.

Parcel Three:

An easement for access purposes over Kirkwood Meadows Drive as it is shown on the Official Map of Kirkwood meadows, Unit No. 1, filed for record in Book 3 of Subdivision Maps, at Page 30 and as shown on the Official Map of Kirkwood Meadows, Unit No. 2, filed for record in Book 3 of Subdivision Maps, at Page 91, Amador County Records.

Parcel Four:

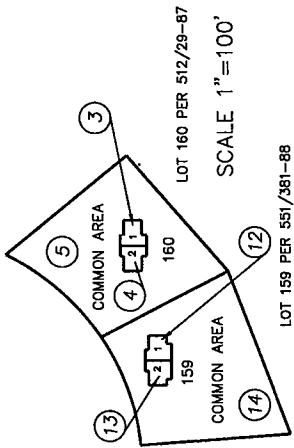
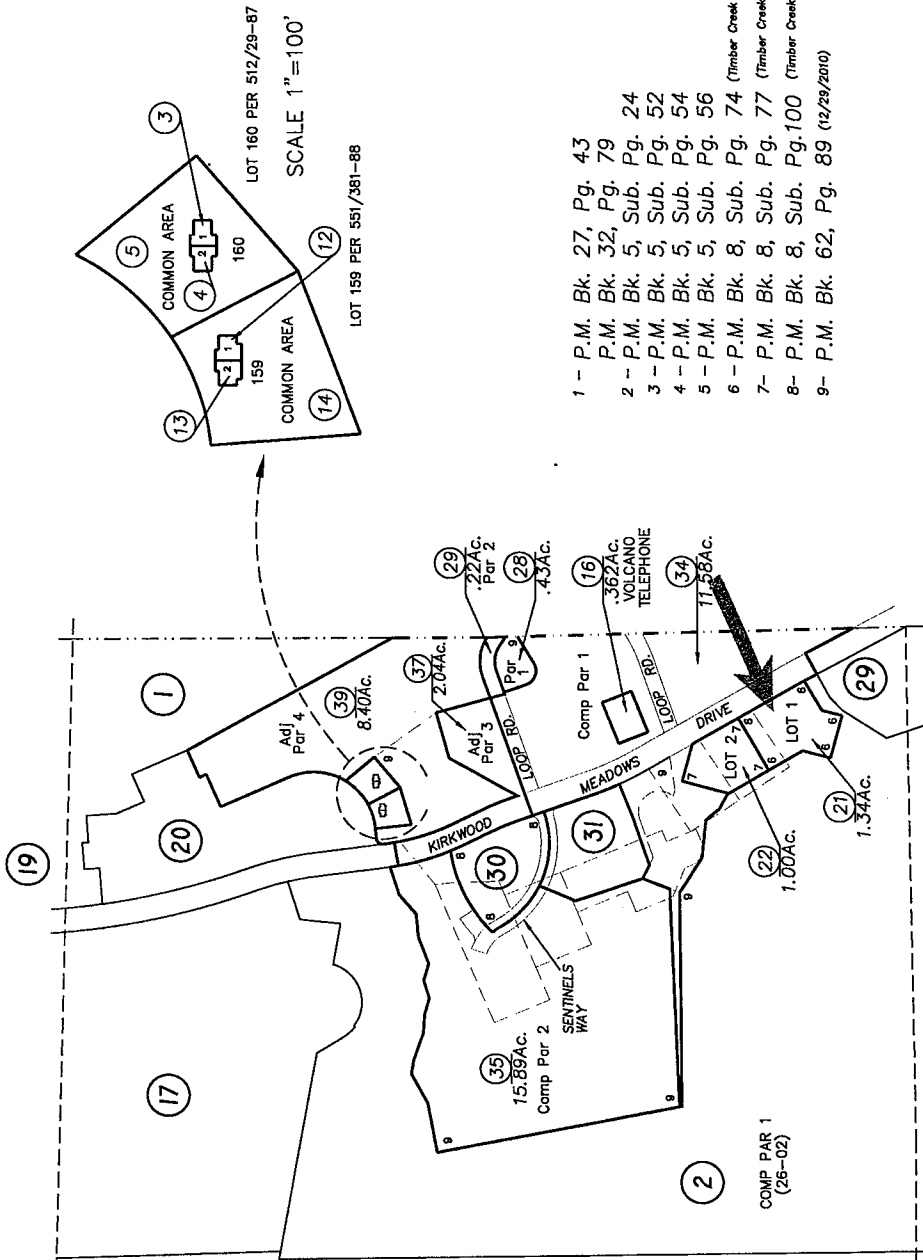
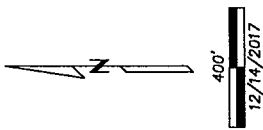
Non-exclusive easements for access, ingress and egress, use and enjoyment of the common area and other matters, as more particularly set forth in the master declaration of covenants, conditions and restrictions and reservation of easements for Kirkwood Resort Master Owners Association recorded on December 1, 1997 as Instrument No. 1997-9762, Amador County Official Records.

Parcel Five:

Non-exclusive easements for snow and ice removal; road, landscaping and utility maintenance; ingress and egress, other matters; and incidental rights thereto as more particularly set forth in the grant of initial common area easement (Kirkwood Meadows Drive) recorded on December 1, 1997 as inst. No. 1997-9763, Amador County Official Records.

APN: 026-270-021-000, 026-270-022-000

21/22
28/27



- 1 - P.M. Bk. 27, Pg. 43
- 2 - P.M. Bk. 32, Pg. 79
- 3 - P.M. Bk. 5, Sub. Pg. 24
- 4 - P.M. Bk. 5, Sub. Pg. 52
- 5 - P.M. Bk. 5, Sub. Pg. 54
- 6 - P.M. Bk. 8, Sub. Pg. 56
- 7 - P.M. Bk. 8, Sub. Pg. 74 (Timber Creek Village, Unit 1 Phase 2, 12/21/2005)
- 8 - P.M. Bk. 8, Sub. Pg. 77 (Timber Creek Village, Unit 1 Phase 3, 12/21/2005)
- 9 - P.M. Bk. 8, Sub. Pg. 100 (Timber Creek Village, Unit 1 Phase 1, 09/25/2006)

Map changes become effective with the 2018-2019 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property as described in it's deed is the property being assessed. No liability is assumed for the accuracy of the data delineated herein.

(39)

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



December 15, 2022

Civitas Development LLC
Matthew Berglund c/o Presidio Bay Ventures
160 Pacific Avenue
San Francisco, CA 94111

Re: Letter of Utility Availability for 33441 Kirkwood Meadows Drive
APNs: 026-270-021-000 & 026-270-022-000

Dear Mr. Berglund:

The Kirkwood Meadows Public Utility District ("District") has received your request dated December 8, 2025, for utility availability for your development: 33441 Kirkwood Meadows Drive ('Development'), in Amador County. We understand that your Development is on approximately 2.35 acres located on APNs 026-270-021-000 & 026-270-022-000 along Kirkwood Meadows Drive in Kirkwood. The District understands your Development consists of nine (9) single family residential (totaling 20,070 SF), and one (1) commercial (totaling 2,200 SF) lots and you are requesting an undetermined total Equivalent Dwelling Units (EDUs) for the Water, Wastewater, and Electricity for your Development.

The District has determined that presently there may be adequate water/wastewater/electric capacity to serve your Development if conditions imposed by a Conditional Will Serve issued by the District are met prior to the approval of the Final Map. Prior to service from the District, Development is subject to and must provide approval from Amador County.

Therefore, the following tentative conditions may predicate availability of service for this Development:

- 1) The existing water distribution system may have insufficient delivery capacity to serve the addition of this project to the system without adversely impacting existing customers. Distribution capacity of the existing system may require improvement by the Developer as part of this project.
- 2) The District is currently refining wastewater treatment capacity. Based on current data available, the wastewater treatment plant may not have sufficient permitted capacity to serve your Development and may require re-permitting in order to provide service for this Development. Wastewater service to this Development may be contingent upon successful re-permitting.
- 3) The existing wastewater collection system may have insufficient capacity to serve

P.O. Box 247
Kirkwood, CA 95646
www.kmpud.com

(209) 258-4444
Fax: (209) 258-8727
email: info@kmpud.com

Kirkwood Meadows PUD is an equal opportunity provider and employer.

the addition of this project to the system. Collection capacity of the existing system may require improvement by the Developer as part of this project.

- 4) The existing electric distribution system may have insufficient capacity to serve the addition of this project to the system. Distribution capacity of the existing system may require improvement by the Developer as part of this project.
- 5) Propane service will not be provided to this subdivision.
- 6) Upon the receipt of an approved Tentative Map from Amador County, you are required to apply for a Conditional Will Serve from the District. Upon application, please include two copies each of the Approved Tentative Map and Approved Conditions. The District will then advise you of the requirements to serve the Development, including service connections and other specific facilities to be constructed prior to utility service for the Development.

This Letter of Utility Availability is not a commitment of service and in no way guarantees utility service for this Development. It is a status of service availability for the proposed Development and in general provides the condition under which service **may** be provided. Additional requirements for service may be identified at the time the District issues a Conditional Will Serve letter. Once you have successfully obtained an approved tentative map for the above-referenced Development, you will then need to apply for a "Conditional Will Serve" from the District which has a two year expiration date. All conditions must be met prior to the recordation of a Final Map and Service to the Development. Upon compliance with all of the terms of the Conditional Will Serve Commitment, the District will issue a Will Serve Commitment to the subdivision, after which, service may be initiated.

You may download a "Developer Packet" from www.kmpud.com for your convenience. Please be aware that the content of this packet is subject to change from time to time and is intended only as a guideline for Developers.

Please feel free to call me at (209) 258-4444 with any questions, comments, or concerns regarding the contents of this letter.

Sincerely,



Richard Ansel
General Manager

cc: Tri-Tac
Amador County Planning Department