

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, May 11, 2018

10:00 A.M.

KMPUD Community Services Building, Loop Road, Kirkwood, CA

The meeting can be viewed live at <http://www.ustream.tv/channel/kmpud>. The telephone number to call into the meeting is 1-800-511-7985; use access code 480096.

For further information on any of the agenda items, please contact El Dorado County Planning and Building Department at (530) 573-7905. Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 5496.5 of the Government Code.

- A. Call to Order
- B. Approve Agenda
- C. Correspondence
- D. Minutes: September 8, 2017; April 20, 2018
- E. Public Matters: Information items and persons wishing to address the Committee regarding non-agenda items
- F. Agenda Items:

ITEM 1: Review and possible approval of Use Permit Renewal Application for temporary sprung tent structures at the Timber Creek Village area. Applicant: Kirkwood Mountain Resort; APN 026-270-034

ITEM 2: Tri-TAC records retention policy discussion.

- G. Adjourn



PLANNING DEPARTMENT
LAND USE AGENCY

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

APPLICATION REFERRAL

TO: Ione Band of Miwok Indians**
Buena Vista Band of Me-Wuk Indians**
Washoe Tribe of Nevada & California**
Transportation & Public Works Department
Surveying Department
Undersheriff
Amador County Transportation Commission
Amador Ranger District
Kirkwood Meadows Public Utilities District
Caltrans, District 10
Tri-County Technical Advisory Committee
Building Department
Environmental Health Department
Waste Management/Air District
Building Department
County Counsel
Amador Transit
Amador Water Agency
Kirkwood Meadows Fire District
Volcano Telephone Company
Cal Fire
CDFW, Region 2

DATE: May 4, 2018

FROM: Monica Lewis, Planner II

PROJECT: Timber Creek Sprung Structure – Use Permit Renewal Application; UP-18;5-1

Request by Kirkwood Mountain Resort (KMR) for a use permit for temporary sprung tent structures at the Timber Creek Village area. Currently, these facilities house rental services, retail services, food service, and ticket sales.

The initial Use Permit (UP-06;3-8) was issued on June 13, 2006 by the Amador County Planning Commission and expired on June 13, 2011. On June 13, 2011, the permit was renewed through June 13, 2016 (UP-11;1-4), with conditions allowing for an additional five-year extension through June 13, 2021 as follows: a) prior to January 13, 2016, KMR was to provide Amador County and the Tri-County Technical Advisory Committee a phasing/development plan for the Timber Creek Village area; b) prior to June 13, 2018, a building permit application is to be submitted to the Amador County Building Department for the future replacement of the Timber Creek sprung tent structures with permanent facilities; and c) prior to June 13, 2019, the building permit must be issued. Also stated in the June 2011 renewal is the requirement that if KMR realizes any of the above conditions could not be met, KMR may elect to submit a new use permit application to be considered for approval by Amador County to extend the temporary use of the sprung tent facilities.

LOCATION: Kirkwood Mountain Resort's Timber Creek Village, on the west side of Kirkwood Meadows Drive, approximately ¾ mile south of Highway 88.

REVIEW: As part of the preliminary review process, this project is being sent to State, tribal, and local agencies for their review and comment. The Tri-County Technical Advisory Committee will review the project for completeness during its regular meeting on **Friday, May 11, 2018 at 10 a.m.** in the Kirkwood Meadows Public Utility District's Community Service Building Board Room, 33540 Loop Road, Kirkwood, California.

The Amador County Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Wednesday, May 16, 2018, at 3:30 p.m.** in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, California.

At this time, staff anticipates that a Categorical Exemption will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled at a later date to prepare conditions of approval and make recommendations to the Planning Commission.

****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.**

NEW APPLICATION



April 16, 2018

Mr. Chuck Beatty
Community Development Director
Amador County
810 Court Street
Jackson, CA 95642

Dear Mr. Beatty

**KIRKWOOD MOUNTAIN RESORT TIMBER CREEK LODGE FACILITY USE PERMIT
RENEWAL APPLICATION**

Heavenly Valley Limited Partnership, dba Kirkwood Mountain Resort, proposes to renew the existing Use Permit for the Timber Creek Lodge facility and the two engineered Sprung Structures that are located there for a period of ten years.

The Use Permit would allow the continued operation of the base facility structures that house a number of goods and services provided for the public. They include lift ticket sales, public restrooms, ski and snowboard rentals, children's ski school and food and beverage services. This range of services provide the fundamental purpose and need of a ski resort base area operation. The guest experience would be significantly diminished without them.

Given several years of inconsistent snowfall and related business levels since we began ownership and operation of the resort in 2012, we have not arrived at final decisions or capital plans to replace the existing facilities.


Since 2012, I am not aware of any complaints that have been received from members of the public or our guests regarding the form or function of the Sprung Structures. We continue to believe that they serve their purpose in a cost-effective way that allows us to deliver the goods and services to our guests that they seek. The Sprung Structures have been previously reviewed and approved by the County Building and Health Departments and are compliant with applicable County codes.

Kirkwood Mountain Resort is proud to be a part of Amador County and plays a significant role in our recreation economy for residents and visitors alike. We continue to provide a high-quality public outdoor recreation experience to the public. The Sprung Structures serve an important element of the experience.

Please let me know if you have questions or need further information.

Thank you for your assistance.

Warm regards,

A handwritten signature in black ink that reads "ANDREW STRAIN". The letters are capital and connected in a cursive-like style.

Andrew Strain
Vice President of Planning & Governmental Affairs

C; Doug Pierini, Kirkwood Mountain Resort

APPLICATION PROCEDURE FOR USE PERMIT

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

- X 1. Complete the following:
- Name of Applicant Heavenly Valley Limited Partnership
- Mailing Address C/O Andrew Strain PO Box 2180, Stateline NV 89448
- Phone Number 775-586-2313
- Assessor Parcel Number 026-270-034
- Zoning District PD General Plan Designation SP
-
- X 2. Use Permit Applied For:
- Excessive Height
- Sea Land Container
- ** Bed and Breakfast Inn
- ** Sign Program
- ** X Other Temporary Structure
-
- X 3. Attach a letter explaining the purpose and need for the Use Permit.
- N/A 4. If Applicant is not the property owner, a consent letter must be attached.
- X 5. Attach a copy of the deed for the property (can be obtained from the County Recorder's Office).
- X 6. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- X 7. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
-
- X 8. Planning Department Filing Fee: \$ 575.00
- Public Works Agency Review Fee: \$ _____ Rep. Initials
- Environmental Health Review Fee: \$ _____ Rep. Initials
- Amador Fire Protection District Fee: \$ _____ Rep. Initials
-
- N/A 9. If necessary, complete an Environmental Information Form (ask Planning Department Staff).

**** Public Works Agency, Environmental Health Department, and Amador Fire Protection Fees apply.**

[illegible]

Kirkwood Mountain Resort
Timber Creek Sprung Stuctures
Use Permit Renewal Application
April 16, 2018

























James B. Rooney, County Assessor

General Information

APN: 026-270-034-000 [Open Map](#)
 Value Change Notice [Open](#)
 Situs Address:
 33611 KIRKWOOD MEADOWS DR
 KIRKWOOD CA 95646
 Mailing Address:
 390 INTERLOCKEN CRESCENT #1000
 BROOMFIELD CO 80021
 Legal Description:
 ADJ COMP PAR 3
 Use Type:
 COMMERCIAL
 Tax Rate Area: 052-029

Assessment

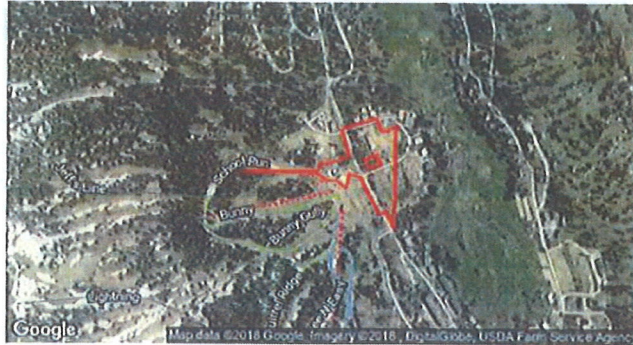
Year Assd: 2017
 Land: \$432,904
 Structure(s): \$1,022,736
 Other:
 Total Land and Improv: \$1,455,640
 HO Exempt?: N
 Exemption Amt:

Property Characteristics

Bedrooms:
 Baths (Full):
 Baths (Half):
 Bldg/Liv Area:
 Year Built:
 Lot Acres: 11.580
 Lot SqFt: 504,424

Recent Sale History

Recording Date:
 Document #: [View More History](#)
 Transfer Amount:

**Natural Hazard Package**[Learn more](#)[Add to Cart](#)

\$19.95

[View Sample](#)**Full Property Detail**[Learn more](#)[Add to Cart](#)

\$4.95

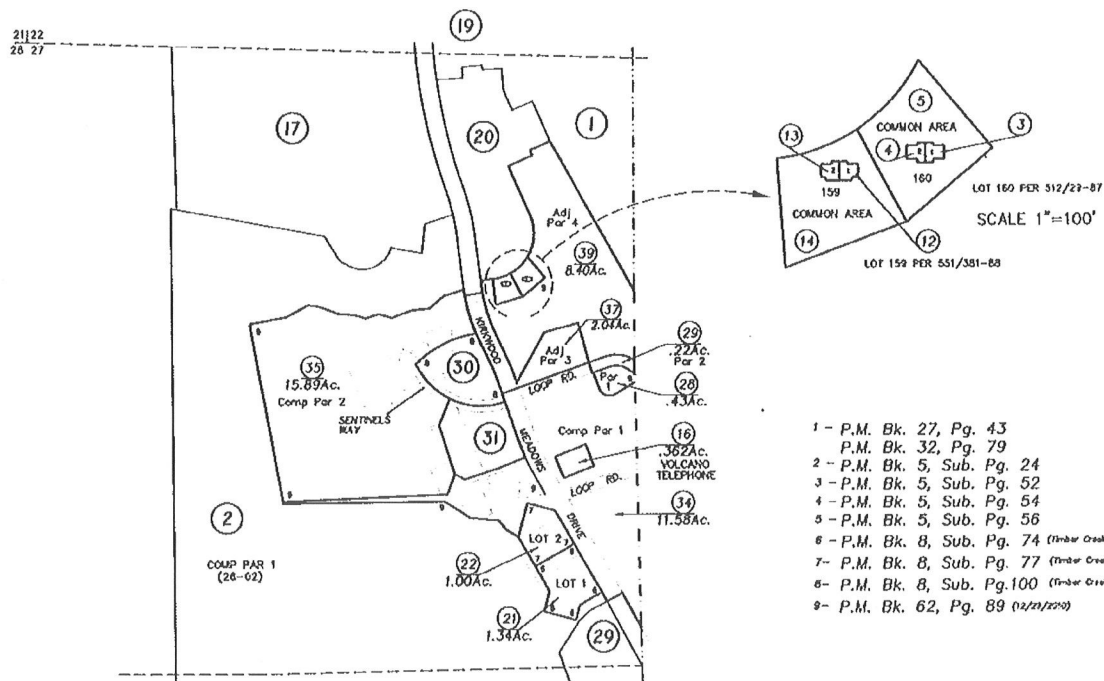
[View Sample](#)[Property Reports](#)

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



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

26-27
FROM: 26-02



- 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. 5, 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 3, 09/23/2006)
- 10 - P.M. Bk. 62, Pg. 89 (12/21/2010)

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

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

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

Assessor's Map Bk. 26, Pg. 27
County of Amador, Calif.

EXISTING USE PERMIT &
CONDITIONS OF APPROVAL

**COUNTY OF AMADOR
PLANNING DEPARTMENT**

APPLICATION FOR: ☒ USE PERMIT ☒ Renewal
☐ Amendment

☐ VARIANCE
☐ ZONE CHANGE
☐ _____

1/24/11	UP-11;1-4
Date Received	File Number(s)
\$ 575.00	60932
Fee Paid	Receipt Number

Supervisory District III Current General Plan SP Current Zoning "PD"

Assessor's Parcel Number(s) 026-270-009

Applicable County Code Section(s) 19.56 Legal Description 2000-0003627

Location West of Kirkwood Meadows Drive approximately 3/4 mile south of Highway 88, immediately north of the existing "Mighty Mountain" facility, in the Timber Creek Village area of Kirkwood Mountain Resort.

Property Area (acres or square feet) 10.78 acres (portion of)

Request for Use Permit Renewal to allow a conditional ten-year extension (see COA#6) for the continued use of two existing engineered sprung tent facilities totaling approximately 10,000 square feet in size to continue to house rentals, retail food service, and ticket operations at the Timber Creek Village

Applicant Kirkwood Mountain Resort

Representative _____

Address PO Box 1
Kirkwood, CA 95642

Address _____

Phone No. 209-258-7291

Phone No. _____

Applicant's Signature

Representative's Signature

ACTION

☒ Approved on May 10, 2011 by Planning Commission

☐ Denied on _____ by _____

Expiration Date (if applicable) June 13, 2016 (see COA #6)

Conditions/Findings See attached Conditions of Approval, Minutes, and Notice of Exemption.


Title: Chairman

USE PERMIT CONDITIONS OF APPROVAL
AND
MITIGATION MONITORING PROGRAM
FOR

Kirkwood Mountain Resort
Timber Creek Sprung Tent Structure Use Permit Amendment

ADDRESS: PO Box #1, Kirkwood, CA 95646

PHONE: (209)258-7291

APN: 026-270-027 **USE PERMIT NO.:** UP-11;1-4

PLANNING COMMISSION DATE OF APPROVAL: May 10, 2011

PROJECT DESCRIPTION AND LOCATION: Use Permit to allow a conditional ten-year extension (see COA #6 below) for the continued use of two existing engineered sprung tent facilities totaling approximately 10,000 square feet in size to continue to house rentals, retail food service, and ticket operations at the Timber Creek Village (APN's 026-270-027). Located west of Kirkwood Meadows Drive about 3/4 mile south of Highway 88, immediately north of the existing "Mighty Mountain" facility, in the Timber Creek Village area of Kirkwood Mountain Resort.

CONDITIONS OF APPROVAL

1. This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use may commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
2. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
3. The project shall be substantially the same as approved. Any substantial changes must be submitted as a Use Permit amendment for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
4. Prior to issuance of the Use Permit, obtain all applicable permits from the Environmental Health Department; Building Department; and Public Works Agency. THE ENVIRONMENTAL HEALTH DEPARTMENT, BUILDING DEPARTMENT, DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS, AND THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
5. This request is granted for an initial period, not to exceed five-years from the date of expiration of Use Permit No. UP-06; 3-8, being 06/13/16, during which time the resort operator shall continue to plan for the development of the Timber Creek Village area, consistent with the 2003 Kirkwood Specific Plan and 2003 Kirkwood Specific Plan Environmental Impact Report. The permittee shall report annually to the Planning Commission, on or by June 13, as to the current progress and forecasting of development plans for permanent facilities serving the Timber Creek Village area of KMR. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

**CONDITIONS OF APPROVAL AND
MITIGATION MONITORING PROGRAM FOR
Kirkwood Mountain Resort Timber Creek Sprung Tent Structure Use Permit Amendment**

6. Should the permittee wish to exercise the one-time additional five year extension (6/13/2016 through 6/13/2021) the following requirements shall be met:
 - a) Prior to January 13, 2016 the permittee must provide Amador County Planning Staff and the Tri-County Technical Advisory Committee (TC-TAC) a phasing/development plan for the Timber Creek Village area;
 - b) Prior to June 13, 2018 a building permit application to the Amador County Building Department must be submitted for the future replacement of the Timber Creek sprung tent structures with permanent facilities to serve the Timber Creek Village area.
 - c) Prior to June 13, 2019 said building permit(s) must be issued.
 - d) Failure to meet any of the above described deadlines, or to maintain an active building permit after June 13, 2019, will result in the initiation of revocation proceedings pursuant to Amador County Code §19.56.060. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
7. If in the event of revocation pursuant to d) above; or, if at any time it is realized by the resort they will not be able to meet any of the above described requirements (as listed in Condition of Approval #6), the permittee may elect to submit a new Use Permit application to be considered for approval by Amador County to extend the temporary use of the tent facilities. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.