

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, August 14, 2020

10:00 A.M.

VIRTUAL MEETING

Meeting link:

<https://zoom.us/j/91688541003>

Meeting ID: **916 8854 1003**

One tap mobile

+12532158782,,91688541003# US (Tacoma)

Call in phone number:

+1 669 900 9128 US (San Jose)

Meeting ID: **916 8854 1003**

Find your local number: <https://zoom.us/u/abySW18TNI>

For assistance with meeting functionality please contact 530 694 1371 for technical assistance.

For further information on any of the agenda items, please contact Alpine County Community Development Department at (530) 694-2140. 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: February 14, 2020
- E. Public Matters: Information items and persons wishing to address the Committee regarding non-agenda items.
- F. Agenda Items:

ITEM 1: Discussion and possible recommendation to the Amador County Planning Commission of an application for a variance to the front yard setback requirement to construct an entryway roof located at 33800 Dangburg Dr. The total area of new construction within the required yard setback is 88 square feet. Applicant: Brandi Benson. APN: 026-174-003-0

ITEM 2: Discussion and possible action on a request to delay the review and acceptance of Kirkwood Specific Plan Mitigation Measure 4.7(b) to conduct traffic studies every three years due to possible impacts of the COVID-19 pandemic on ski resort visitation and traffic. Applicant: Kirkwood Mountain Resort

ITEM 3: Discussion and possible acceptance of annual Kirkwood Specific Plan Mitigation Measures:

- Cultural resources
- Fishing posters
- Street sweeping
- Parking analysis
- Avalanche mitigation
- Employee housing
- Snowmaking noise

Applicant: Kirkwood Mountain Resort

G. Adjourn

ITEM 1

BENSON VARIANCE



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

PRE-APPLICATION INFORMATION AND CHECKLIST FOR A VARIANCE REQUEST

Application for a Variance request shall include the following:

- ☒ 1. Letter of application explaining purpose of request, description of variance, and other pertinent information.
- ☒ 2. Letter of authorization if landowner is being represented by another party.
- ☒ 3. Submit a plot plan (max 11"x17") of parcel showing location of project in relation to property lines and any other structures that are on the property. NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department for the purpose of aiding in drawing of the plot plan; **see plot plan guidelines attached.**
- ☒ 4. Copy of deed(s) to property.
- ☒ 5. Completed Environmental Assessment Form.
- ☒ 6. Filing fee of \$ 696.00
- ☐ 7. Application Form to be signed at the time of project presentation in the Planning Department.

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

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

July 27, 2020

Amador County Community Development Agency
Planning Department
810 Court Street
Jackson, CA 95642

Re: Variance Request Lot 83, 33800 Danburg Drive, Kirkwood, CA

To Whom it May Concern,

Please accept this letter of application for a variance request to the 25-foot front setback requirement for Lot 83, 33800 Danburg Drive, Kirkwood, CA 95646. The proposed project will add an entryway roof and roof avalanche protection to the main entrance of our home. The current roof design sheds snow directly on the front door and stairway causing a clear and recurrent hazard for everyone that enters the house. Since we have small children and live here full-time, it is very important to us to have a safe and practical way to enter the house during the winter.

The current front stairway and bottom stairway landing are constructed within the 25-foot front setback, for a total current encroachment of 50 square feet. In order to effectively protect the front door and stairway, the project proposes to extend the current deck an additional 4'2" in depth, while keeping the same width, and add a roof over the deck to shed snow to the sides. The extended deck would encroach a maximum of 2'7" into the front setback with a total of encroachment of 19 square feet. The project would also move the existing front stairway 1'7" to the north in order to improve the access from the parking pad and provide additional space from the existing adjacent tree. The new stairway and bottom stairway landing would encroach a maximum of 14'10" into the setback with a total encroachment of 69 square feet, for a total proposed encroachment of 88 square feet.

Thank you for your consideration of this request.

Sincerely,

Edward and Brandi Benson

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Benson Residence - Entry Canopy Addition

Date Filed: 7/27/20 File No. _____

Applicant/

Developer Edward + Brandi Benson Landowner Edward + Brandi Benson

Address PO Box 4, Kirkwood, CA 95646 Address 33800 Donsburg Dr, Kirkwood

Phone No. 916-873-3747 Phone No. _____

Assessor Parcel Number(s) 026-174-003-000

Existing Zoning District Residential

Existing General Plan Kirkwood Meadows Unit No. 1

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 HDA - Kirkwood Meadows Association approval recieved 7/25/20

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

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

ADDITIONAL INFORMATION: Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

- ☐ ☒ 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- ☐ ☒ 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- ☐ ☒ 19. Change in pattern, scale, or character of general area of project.
- ☐ ☒ 20. Significant amounts of solid waste or litter.
- ☐ ☒ 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- ☐ ☒ 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- ☐ ☒ 23. Substantial change in existing noise or vibration levels in the vicinity.
- ☐ ☒ 24. Site on filled land or has slopes of 10 percent or more.
- ☐ ☒ 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- ☐ ☒ 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- ☐ ☒ 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- ☐ ☒ 28. Does this project have a relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 7/27/20

Bonnie Benson
(Signature)

For _____

Written Project Description – Benson Residence Entry Canopy Addition

Project Summary: *Add an entryway roof and roof avalanche protection to the main entrance of the existing residence at Lot 83, 33800 Danburg Drive, Kirkwood, CA.*

1. Site Size
16,143 SF
2. Square Footage of Existing/Proposed Structures
Existing: 1,460 SF / Proposed: 1,494 SF
3. Number of Floors of Construction
Two
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
Not Applicable
5. Source of Water
Kirkwood Meadows PUD
6. Method of Sewage Disposal
Kirkwood Meadows PUD
7. Attach Plans
Attached
8. Proposed Scheduling of Project Construction
Approximate 1 month construction schedule.
9. If project to be developed in phases, describe anticipated incremental development.
Not Applicable
10. Associated Projects
Not Applicable
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
Kirkwood Meadows Unit No. 1, map attached.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
Not Applicable
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.
Not Applicable

INDEMNIFICATION

Project: Benson Residence - Entry Canopy Addition

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 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:

Brenda Benson
Signature

Owner (if different than Applicant):

Signature



VIEW FROM DANBURG DR.

ABBREVIATIONS

F.A. FIRE ALARM F.A.U. FORCED AIR UNIT F.C.U. FAN COIL UNIT F.D. FLOOR DRAIN FND FOUNDATION F.F. FIRE EXTINGUISHER F.F. FINISHED FLOOR F.F.B. FINISHED FLOOR BREAK F.G. FIXED GLASS F.H. FIRE HYDRANT F.L. FLOW LINE F.J. FLUSH JOINT FLR FLOOR F.O.S. FACE OF STUD F.O.W. FACE OF WALL FP FIREPLACE F.R.P. FIBER REINFORCED PLASTIC FT FOOT FTG FOOTING G GAS G.B. GULLIAM BEAM G.S. GYPSUM SHEATHING G.W.B. GYPSUM WALL BOARD H.B. HOSE BIB HT HEIGHT HTC HEATING H.V.A.C. HEATING / VENTILATING / AIR CONDITIONING H.W. HOT WATER I.D. INSIDE DIAMETER JST JOIST JT JOINT LAM LAMINATED LAB LAVATORY L.B. LAG BOLT L.L. LIVE LOAD LT LIGHT L.V.L. LAMINATED VENEER LUMBER A.B. ANCHOR BOLT A.C. AIR CONDITIONING A.F.F. ABOVE FINISHED FLOOR ALUM ALUMINUM BLKG BLOCKING BLW BELOW BRZ BRONZE BTN BATTEN B.U.R. BUILT UP ROOFING CAB CABINET C.A.R. COLD AIR RETURN C.J. CONTROL JOINT C.L.G. CEILING C.M.U. CONCRETE MASONRY UNIT C.O. CLEAN OUT C.O.T.G. CLEAN OUT TO GRADE COL COLUMN CONC CONCRETE CONT CONTINUOUS CPT CARPET C.T. CERAMIC TILE C.W. COLD WATER D.F. DOUGLAS FIR D.L. DEAD LOAD DN DOWN DWG DRAWING DW DISHWASHER (E)XISTING EA EACH E.J. EXPANSION JOINT ELEC ELECTRICAL E.P. ELECTRIC PANEL EQUIP EQUIPMENT EXT EXTERIOR M.B. MACHINE BOLT M.C. MEDICINE CABINET M.D.F. MEDIUM DENSITY MH MANHOLE MTL METAL (N) NEW N.I.C. NOT IN CONTRACT NO. NUMBER N.T.S. NOT TO SCALE O/ OVER O.A.E. OR APPROVED EQUAL O.C. ON CENTER O.D. OUTSIDE DIAMETER OH OVERHEAD O.R.D. OVERFLOW ROOF DRAIN O.S.B. ORIENTED STRAND BOARD P.D.F. POWDER DRIVEN FASTENER P.LAM. PLASTIC LAMINATE PLYWD PLYWOOD PNT PAINT P.T. PRESSURE TREATED R RISER R.A. RETURN AIR R/C REINFORCED CONCRETE R.D. ROOF DRAIN ROWD REDWOOD REV REVISION RM ROOM R.O. ROUGH OPENING R/S REINFORCING STEEL R.W.L. RAIN WATER LEADER S.A.M. / SELF-ADHERED MEMBRANE FLASHING S.B. SOLID BLOCKING S.B.A. SELECTED BY ARCHITECT S.B.O. SELECTED BY OWNER S.D. STORM DRAIN S.E.D. SEE ELECTRICAL DRAWINGS SHT SHEET SHLV.S. SHELVES / SHELVING SHWR SHOWER S.L.R. SEALER S.L.R. SLIDER S.M.D. SEE MECHANICAL DRAWINGS SPEC SPECIFICATIONS S.P.D. SEE PLUMBING DRAWINGS S.S.R. SHELF AND ROD S.S. SANITARY SEWER S.S.D. SEE STRUCTURAL DRAWINGS STN STAIN STO STORAGE STRUCT STRUCTURE / STRUCTURAL SUSP SUSPENDED S.W. SHEAR WALL T TREAD T.B. TOWEL BAR T.C. TRASH COMPACTOR TEMP TEMPERED T.O.C. TOP OF CURB T & G TONGUE AND GROOVE THK THICK (NESS) THR THRESHOLD T.O.B. TOP OF BEAM T.O.PL. TOP OF PLATE T.O.S. TOP OF SLAB T.O.STL. TOP OF STEEL T.O.W. TOP OF WALL U.O.N. UNLESS OTHERWISE NOTED V.B.R. VAPOR BARRIER VENT VENTILATION / VENTILATION V.G.D.F. VERTICAL GRAIN DOUGLAS FIR V.I.F. VERIFY IN FIELD W.C. WATER CLOSET WD WOOD WD. WASHER / DRYER W.H. WATER HEATER WP WATERPROOF W.B. WATER RESISTIVE BARRIER W.S.C. WAINSCOT

GENERAL NOTES

- ALL WORK SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND BEST TRADE PRACTICES.
- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND/OR LOCAL CODES, LAWS AND ORDINANCES, RULES AND REGULATIONS. REFERENCES IN THE DRAWINGS & SPECIFICATIONS TO "CODE" OR TO "BUILDING CODE" NOT OTHERWISE IDENTIFIED SHALL BE IN REFERENCE TO THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE, INCLUDING ALL ADDENDA, IN EFFECT ON THE DATE OF RECEIPT OF BIDS. NOTHING IN THE DRAWINGS IS TO BE CONSTRUED AS PERMITTING WORK THAT IS CONTRARY TO THESE RULES, REGULATIONS, AND CODES. CONTRACTOR TO NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE IDENTIFIED DURING CONSTRUCTION IN ORDER TO BE RECONCILED WITH CODE REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. WRITTEN DIMENSIONS ARE TO BE USED, DO NOT SCALE PLANS. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING. NOTIFY THE ARCHITECT BEFORE PROCEEDING IF DISCREPANCIES, INCONSISTENCIES OR UNANTICIPATED CONDITIONS ARE ENCOUNTERED.

SYMBOLS

∠	ANGLE
C	CENTER LINE
□	CHANNEL
∅	DIAMETER
"	INCHES
'	FEET
¢	PENNY
⊥	PERPENDICULAR
P	PROPERTY LINE
#	POUND

REFERENCE SYMBOLS

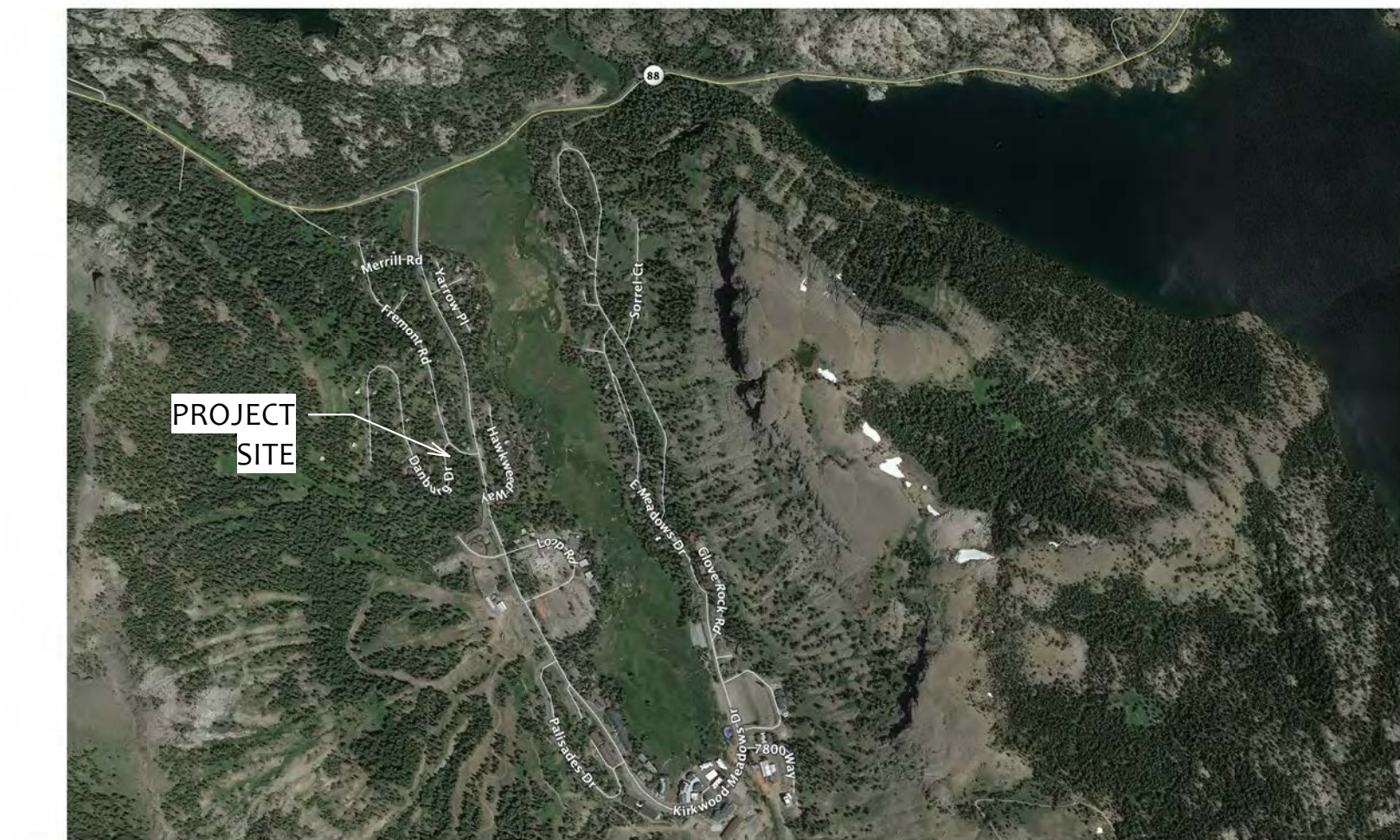
XXX	ROOM IDENTIFICATION
X	WINDOW IDENTIFICATION
X	DOOR IDENTIFICATION
X	WALL ASSEMBLY TYPE
X	ROOF OR FLOOR / CEILING ASSEMBLY TYPE
X	REVISION IDENTIFICATION

TYP. MATERIAL LEGEND

ASPHALTIC CONCRETE PAVING (CUT)	FRAMING MEMBER (CONTINUOUS)
BATT INSULATION (SECTION)	FINISH MILLWORK (CUT)
CONCRETE	GYPSUM WALL BOARD OR SAND (CUT)
CONCRETE MASONRY UNIT (CUT)	METAL STEEL OR IRON (CUT)
EARTH (CUT)	PLYWOOD (CUT)
FRAMING MEMBER (BLOCKING)	RIGID, SPRAY-IN OR BLOWN-IN INSULATION

SECTION	SECTION IDENTIFICATION
DETAIL	DETAIL IDENTIFICATION
INTERIOR ELEVATION	INTERIOR ELEVATION IDENTIFICATION
EXTERIOR ELEVATION	EXTERIOR ELEVATION IDENTIFICATION

1	GRID LINE
•	ELEVATION
•	SPOT ELEVATION
•	MATCH LINE



VICINITY MAP

SHEET LIST

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	COVER SHEET
A0.1	SITE PLAN & DETAILS
A1.1	PLANS & SECTIONS
A2.1	EXTERIOR ELEVATIONS
A3.1	DETAILS
A4.1	STRUCTURAL
S1	DECK FRAMING PLAN

BENSON RESIDENCE

ENTRY CANOPY ADDITION

33800 DANBURG DRIVE
KIRKWOOD CA 95646

APN: 026-174-003-000

OWNER:
BRANDI & ED BENSON
33800 DANBURG DRIVE
KIRKWOOD CA 95646
(916)873-3747

ARCHITECT:
ECOSENSE DESIGN
ANNE-FLORE P. DWYER
PO BOX 702
TRUCKEE CA 96160
(530)220-0531

STRUCTURAL ENGINEER:
LIAM BAILEY
PO BOX 280
PIONEER CA 95666
(209)256-6510

PROJECT DESCRIPTION

PROJECT CONSISTS OF ADDITION OF ENTRY CANOPY AT EXISTING PRIMARY ENTRANCE OF EXISTING RESIDENCE. EXISTING STAIR, LANDING AND STORAGE SPACE AT THIS LOCATION TO BE REPLACED WITH NEW.

NEW STAIN COLOR AT EXISTING RESIDENCE AND ADDITION

NO CONDITIONED SPACE TO BE ADDED

UNCONDITIONED SPACE:
PROPOSED UNCONDITIONED SPACE:
COVERED ENTRY: 63 SF
STORAGE: 74 SF
TOTAL: 137 SF

BUILDING CODE NOTES

CODE REQUIREMENTS:
OCCUPANCY CLASSIFICATION: R3

CONSTRUCTION TYPE: VB, NON-SPRINKLERED

APPLICABLE CODES:
THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING:
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA GREEN BUILDING STANDARD
AMADOR COUNTY CODES

STRUCTURAL DESIGN REQUIREMENTS:
DESIGN WIND SPEED: 11- MPH, EXPOSURE B
RISK CATEGORY: II
SEISMIC DESIGN CATEGORY: D
DESIGN SNOW LOAD: 270 PSF
CLIMATE ZONE: 16

COVER SHEET

BENSON ENTRY
ADDITION

33800 DANBURG DRIVE
KIRKWOOD CA 95646
APN 026-174-003-000

SCALE: 12" = 1'-0"

DATE: 7/13/2020

STATUS: BLDG. PERMIT SUB.

REVISIONS:

A0.1

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

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES

GENERAL: REFER TO CALIFORNIA GREEN BUILDING STANDARDS CODE FOR SPECIFIC REQUIREMENTS AND ADDITIONAL INFORMATION FOR THE FOLLOWING MANDATORY MEASURES

DIV 4.1 GENERAL DESIGN & SITE

SITE DEVELOPMENT - 4.105

- 4.105.2 STORM WATER DRAINAGE SHALL BE MANAGED DURING CONSTRUCTION THROUGH USE OF BARRIER SYSTEMS, RETENTION BASINS AND ANY LOCAL STORM WATER MANAGEMENT REQUIREMENTS.
- 4.105.3 SITE GRADING OR A STORM DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING THE BUILDINGS. SEE SITE PLAN.

DIV 4.2 ENERGY EFFICIENCY

GENERAL - 4.201

- 4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY COMMISSIONS STANDARDS.

DIV 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

ENHANCED DURABILITY AND REDUCED MAINTENANCE - 4.405

- 4.405.1 ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH GEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING - 4.408

- 4.408.1 RECYCLE AND/OR REUSE FOR A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
- SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN PER SECTION 4.408.2.
 - UTILIZE A WASTE MANAGEMENT COMPANY PER SECTION 4.408.3.
 - COMPLY WITH A WASTE STREAM REDUCTION ALTERNATIVE PER SECTION 4.408.4.
 - OR MEET MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY DEMONSTRATING COMPLIANCE WITH SELECTED METHOD.

BUILDING MAINTENANCE AND OPERATION - 4.410

- 4.410.1 PRIOR TO FINAL INSPECTION AN OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING. IT SHALL INCLUDE THE FOLLOWING AS APPLICABLE TO THE SCOPE OF THE PROJECT:
- DIRECTIONS INDICATING THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
 - OPERATIONS AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:

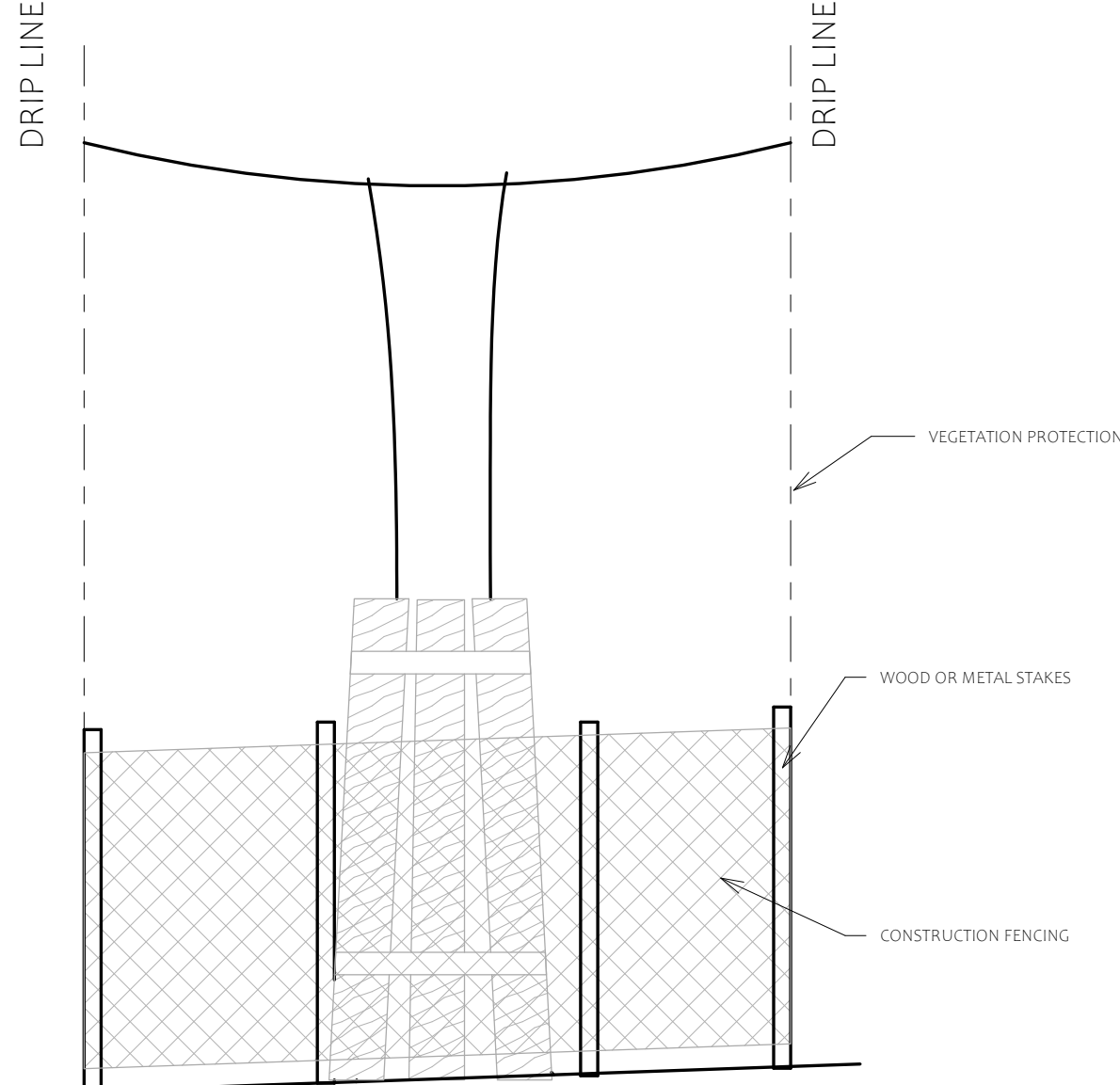
- 2a. EQUIPMENT AND APPLIANCES
- 2b. ROOF AND YARD DRAINAGE
- 2c. SPACE CONDITIONING SYSTEMS
- 2d. LANDSCAPE IRRIGATION SYSTEMS
- 2e. WATER REUSE SYSTEMS

3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLING, PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL, OPTIONS AVAILABLE IN AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF INTERIOR RELATIVE HUMIDITY BETWEEN 30%-60% AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INFORMATION FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5' AWAY FROM THE FOUNDATION.
8. INSTRUCTIONS ON REQUIRED ROUTING MAINTENANCE MEASURES, INCLUDING BUT NOT LIMITED TO CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY AND/OR THIS CODE.

DIV 4.5 ENVIRONMENTAL QUALITY

POLLUTANT CONTROL - 4.504

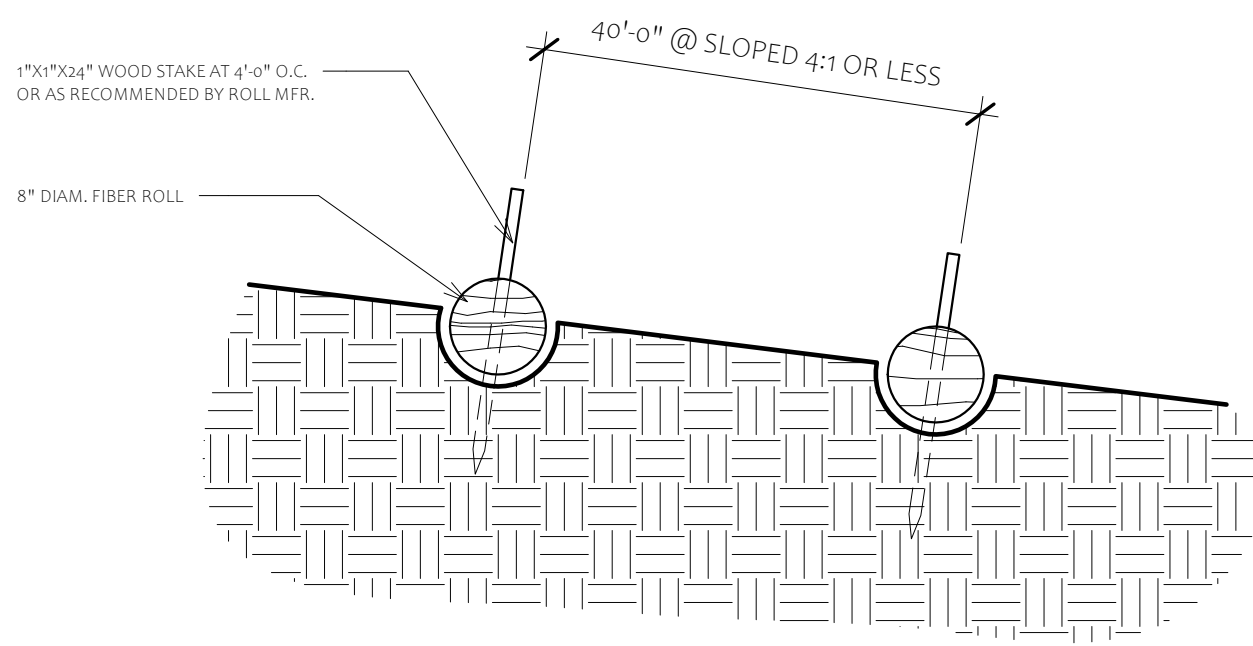
- 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC LIMITS AS SET FORTH IN TABLE 4.504.1 AND 4.504.2. SUCH PRODUCTS SHALL ALSO BE PROHIBITED FROM CONTAINING CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE).
- 4.504.2.2 PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS AS SET FORTH IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY.
- 4.504.2.3 AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIX LIMITS FOR VOC AND OTHER REQUIREMENTS INCLUDING PROHIBITION ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES.
- 4.504.2.4 DOCUMENTATION SHALL BE AVAILABLE FOR VERIFICATION OF COMPLIANCE WITH ABOVE VOC AND TOXIC COMPOUND PROHIBITIONS. DOCUMENTATION MAY INCLUDE MANUFACTURERS' PRODUCT PREDICATIONS, OR FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
- 4.504.5 HARDWOOD PLYWOOD, PARTICULATE AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS AS SET FORTH IN TABLE 4.504.5.
- 4.504.5.1 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT FORMALDEHYDE LIMITS FOR COMPOSITE WOOD PRODUCTS HAVE BEEN USED.



- NOTES:
- WHERE LOCATED AROUND A TREE FENCING EXTENTS SHALL ALIGN WITH TREE DRIPLINE.
 - WHERE LOCATED AT BRUSH OR SHRUBS ENCOMPASS VEGETATION IN OR NEAR AREA OF DISTURBANCE.
 - STRAP BOARDS TO TRUNK OF TREES IN OR NEAR AREA OF DISTURBANCE FOR PROTECTION DURING DURATION OF CONSTRUCTION.

VEGETATION PROTECTION

2 FENCING 1/2" = 1'-0"



- NOTES:
- INSTALL FIBER ROLL IN A TRENCH 3\"/>
 - ADJACENT ROLLS SHALL TIGHTLY ADJUT. DO NOT OVERLAP ENDS ON TOP OF EACH OTHER.
 - SECURING STAKES SHALL EITHER BE INSTALLED THROUGH MIDDLE OF ROLL OR USE DOUBLE STAKES THROUGH NETTING.
 - SPACE ROLLS CLOSER TOGETHER ON STEEPER SLOPES.

1 FIBER ROLL INSTALL - TYP. 1/2" = 1'-0"

BMP NOTES

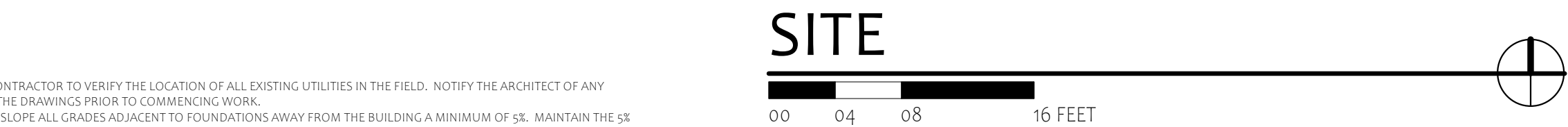
- OBSERVE AND MAINTAIN PROPER INSTALLATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THROUGH OUT THE CONSTRUCTION PROCESS.
- STABILIZE DISTURBED AND BARE SOIL AREAS WITH VEGETATION, MULCH, WOOD CHIPS, EROSION CONTROL BLANKETS OR SIMILAR METHODS.
- CLEAN UP AND REMOVE CONSTRUCTION DEBRIS AND SPILLS PILES.
- REMOVE OR COVER DIRT STOCKPILES WITH PLASTIC OR TACKIFIERS AND HYDROSEEDING AND INSTALL PERMANENT MECHANICAL STABILIZATION AND DRAINAGE IMPROVEMENTS WHERE FEASIBLE SUCH AS COLLECTION OF GROUND DISTURBANCE.
- RESTRICT PARKING AND STORAGE TO PAVED AND GRAVEL AREAS.
- ALL GRADING AND SITEWORK TO BE COMPLETED BEFORE MAY 15th A OCTOBER 15th.

SITE PLAN NOTES

- EXISTING UTILITIES: CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO COMMENCING WORK.
- ACCESS: CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY.
- PROVIDE ONGOING PROTECTION OF EXISTING VEGETATION DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.
- CONSTRUCTION MANAGEMENT PLAN:
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH HDA CONSTRUCTION GUIDELINES.
 - FIRE SAFETY: CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL FIRE SAFETY REGULATIONS. PROVIDE A MINIMUM OF 1 SHOVEL AND TWO 20 LB. ABC RATED DRY CHEMICAL FIRE EXTINGUISHERS MOUNTED IN PUBLIC VIEW.
 - TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.
 - PORTABLE TOILET AND DUMPSTER SHALL BE LOCATED IN A LOCATION APPROVED BY THE HDA.
 - NATIVE VEGETATION SEED MIX SHALL BE SPRAWLED AT ALL AREAS DISTURBED BY CONSTRUCTION.
- ON SITE SNOW STORAGE AREA LOCATED WITHIN ALL SETBACKS ALONG HOA RIGHT OF WAY EXCLUDING AREA BETWEEN (E) PARKING PAD AND RESIDENCE FOR WIDTH EQUIVALENT TO PARKING PAD.
- TOPOGRAPHIC SURVEY:
 - TOPOGRAPHIC AND OTHER SURVEY INFORMATION OBTAINED FROM A SURVEY PREPARED BY TURNER & ASSOCIATES, INC. LAND SURVEYING DATED LINE 2009.
 - TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN. TREE LOCATIONS ARE BASED OFF OF INFORMATION PROVIDED WITH TOPOGRAPHIC SURVEY.
- EXISTING UTILITIES: CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO COMMENCING WORK.
- ACCESS: CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY.
- PROVIDE ONGOING PROTECTION OF EXISTING VEGETATION DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.
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- TOPOGRAPHIC SURVEY:
 - TOPOGRAPHIC AND OTHER SURVEY INFORMATION OBTAINED FROM A SURVEY PREPARED BY TURNER & ASSOCIATES, INC. LAND SURVEYING DATED LINE 2009.
 - TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN. TREE LOCATIONS ARE BASED OFF OF INFORMATION PROVIDED WITH TOPOGRAPHIC SURVEY.

LOT COVERAGE:

OVERALL LOT SF: 16,143 SF
ALLOWABLE COVERAGE(S): 5,650.5 SF
(E) COVERAGE: 1,460 SF
(E) AND PROPOSED TOTAL COVERAGE: 1,494.5E



SITE PLAN LEGEND

- | | | | |
|----------|------------------|-----|-----------------------------------|
| 6224 | EXISTING CONTOUR | --- | BUILDING SETBACK & EASEMENT LINES |
| 6245.25' | SPOT ELEVATION | --- | VEGETATION PROTECTION FENCING |
| □ | UTILITY AS NOTED | --- | EROSION CONTROL BARRIER |
| --- | PROPERTY LINE | --- | |

NOTES:

- LOUVER TO BE HORIZONTAL FIXED BLADE, 2" MINIMUM WIDTH, 24"x24" MINIMUM, CONSTRUCTED OF ALUMINUM OR GALVANIZED STEEL AND RESISTANT TO WIND DRIVEN RAIN. ACCEPTABLE MANUFACTURERS INCLUDE GREENHECK EHH201 & RUSKIN EME2200. ALTERNATES SHALL BE SUBMITTED TO KMPUD FOR APPROVAL.
- CONCRETE SHALL BE 2,500 PSI MINIMUM.
- 12" WIDE STRIP FOUNDATION WITH SAME CLEARANCES AND 2X SILL MAY BE SUBSTITUTED FOR CIRCULAR FOUNDATIONS. NO FOUNDATIONS TO BE CONSTRUCTED OVER UNDERGROUND GAS LINE.
- 4 POSTS WITH REAR HEADER MAY BE UTILIZED IF HOMEOWNER DOES NOT WISH STRUCTURE TO BE ATTACHED. ROOF AND WALLS SHALL BE SEALED TO HOUSE WITH FLASHING OR CAULKING TO PREVENT SNOW INTRUSION.
- HOMEOWNER MAY SUBSTITUTE PRE-FABRICATED GALVANIZED STEEL ENCLOSURE IF SUBMITTAL IS PROVIDED TO KMPUD DETAILING STRUCTURE AND 300 PSF SNOW LOAD CAPACITY, CERTIFIED BY A CALIFORNIA REGISTERED PROFESSIONAL CIVIL OR STRUCTURAL ENGINEER.
- PROVIDE HINGED DOOR ON FRONT OF STRUCTURE, 36" MIN. WIDTH, FULL HEIGHT.
- STRUCTURE MAY BE PAINTED, STAINED OR COVERED TO MATCH HOUSE COLOR OR STYLE.
- 8" MIN. EXTERIOR PLYWOOD ON SIDES OF STRUCTURE. NAIL 8d GALV. BOX 6" O.C.
- PROVIDE METAL OR COMPOSITE ROOFING MATERIAL OVER ENCLOSURE ROOF PLYWOOD.
- ANY WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- FRAME SIDES WITH HORIZONTAL OR VERTICAL 2X4 DF AT 24" O.C. MAX.
- FASTENER QUANTITY ACCEPTABLE FOR 2,500 PSI CONCRETE AND GROUTED 1,500 PSI MASONRY. LESSER VALUES WILL REQUIRE ENGINEERING.
- SPACE CONCRETE AND MASONRY FASTENERS EVENLY ACROSS LEDGER AND STAGGER, PROVIDE 8" MINIMUM BETWEEN FASTENERS.
- EMBEDMENT IS INTO CONCRETE OR MASONRY OR FRAMING MEMBER OF EXTERIOR WALL.
- EPOXY ANCHORS OR OTHER MANUFACTURERS ANCHORS MAY BE UTILIZED IF THEY EQUAL OR BETTER DESIGN VALUES OF ANCHOR SHOWN OR ARE SUBMITTED TO KMPUD.
- MASONRY MUST BE FULLY GROUTED.
- INSTALL ALL ANCHORS IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

FASTENER/ANCHOR	MINIMUM EMBEDMENT	# PER HORIZ. LEDGER (MIN.)	# PER VERT. LEDGER (MIN.)
TIMBERLOK LEDGERLOK OR SIMPSON SDS	2-1/2"	12	4
1" STRONGBOLT2 OR TITEN HD - CONCRETE	3"	3	2
3/4" STRONGBOLT2 OR TITEN HD - MASONRY	3-1/2"	4	2
1" WEDGE-ALL - CONCRETE	3"	3	2
3/4" WEDGE-ALL - MASONRY	3-1/2"	8	2

FRONT PROFILE VIEW

GAS METER ENCLOSURE

KIRKWOOD MEADOWS PUBLIC UTILITY DISTRICT

DATE: 01/8/19
SCALE: N.T.S.
APPROVED BY: [Signature]
DRAWN BY: L.P.B.
DRAWING NUMBER: KMG010

3 GAS METER ENCLOSURE 12" = 1'-0"



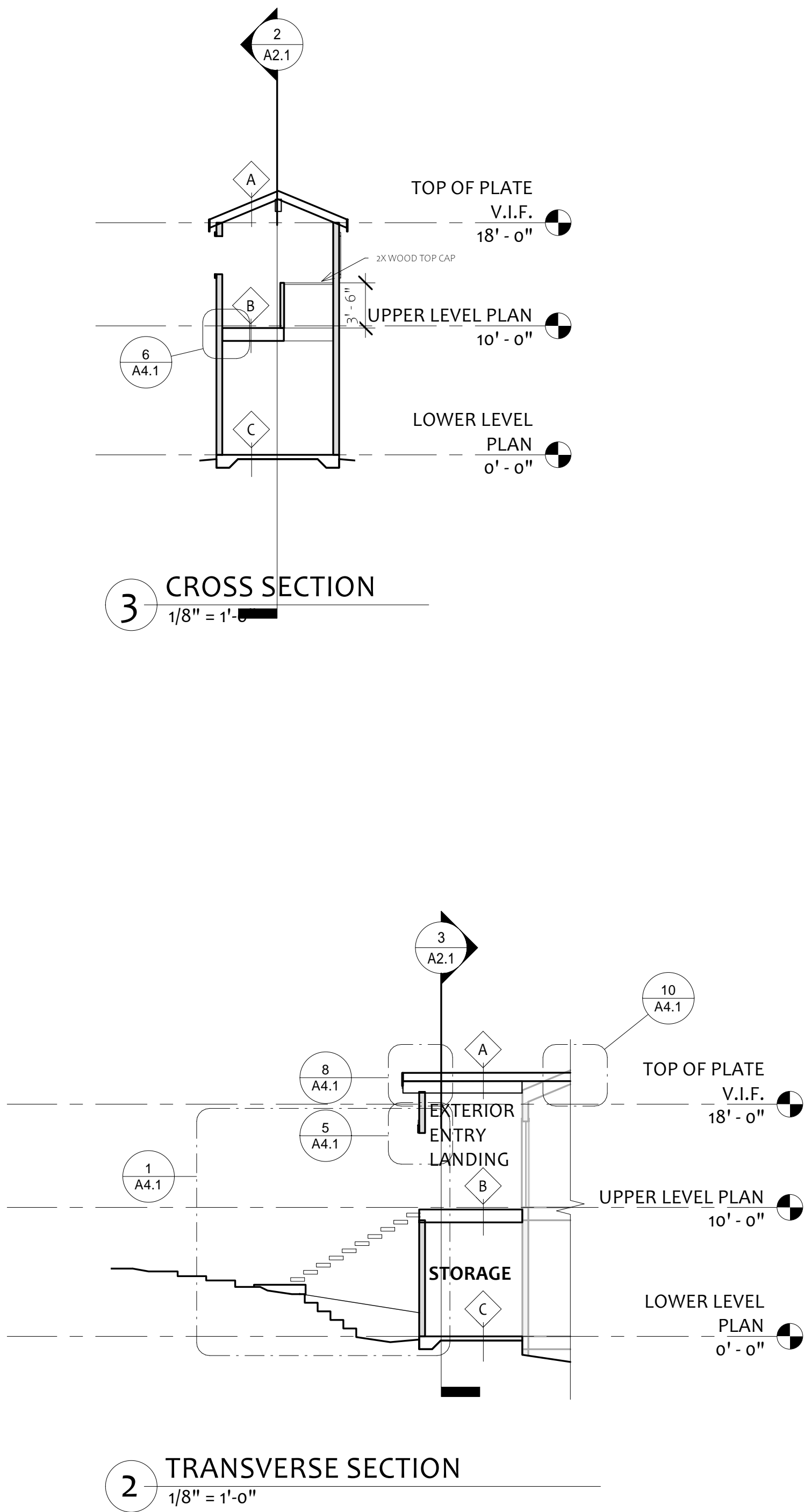
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CA LICENSE C-35719

SITE PLAN & DETAILS

BENSON ENTRY ADDITION
33800 DANBURG DRIVE
KIRKWOOD CA 95646
APN 026-174-003-000

SCALE: As indicated
DATE: 7/13/2020
STATUS: BLDG. PERMIT SUB.
REVISIONS:

A1.1

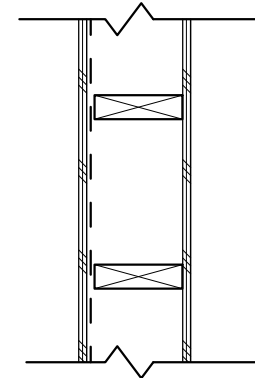


BUILDING SECTION NOTES

- FLOOR ELEVATIONS SHOWN ARE TOP OF SLAB OR SUBFLOOR. CONTRACTOR SHALL VERIFY ELEVATIONS OF FINISH FLOOR AND COORDINATE LEVELS OF ADJACENT FLOOR FINISHES.
- MAINTAIN MIN. 8" SEPARATION OF WOOD MEMBERS TO GRADE, TYP.
- SLOPE ALL GRADES AWAY FROM STRUCTURE @ 3/8" MIN., TYPICAL
- ALL EXTERIOR FOOTINGS SHALL EXTEND BELOW FROST DEPTH, 24" MIN. BELOW FINISH GRADE TO BOTTOM OF FOOTING. ALL INTERIOR FOOTINGS SHALL EXTEND A MIN. OF 12" BELOW FINISH GRADE U.O.N. - S.S.D.
- INDICATED ROOF & FLOOR TYPES, SEE ASSEMBLY DETAILS FOR FURTHER INFORMATION.
- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND LOWER LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.

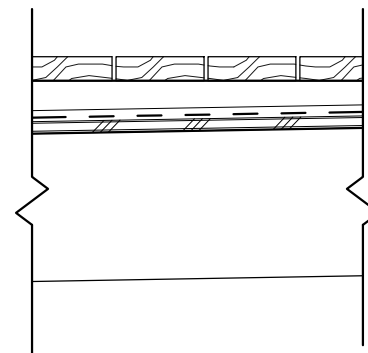
WALL, ROOF & FLOOR ASSEMBLIES

1 TYP. EXTERIOR WALL



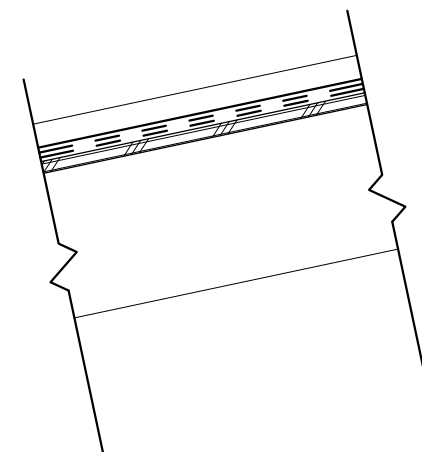
1/2" PLYWOOD SIDING TO MATCH (E)
WATER RESISTANT BARRIER
2X STUDS, S.S.D.
1/2" PLYWOOD SIDING TO MATCH (E), INTERIOR PLYWOOD CAN BE OMITTED AT STORAGE AREA

B EXTERIOR DECK



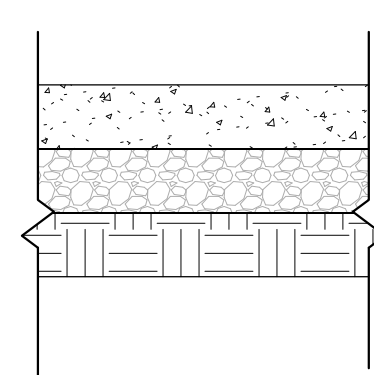
2X6 REDWOOD DECKING
2X4 SLOPPED BASE P.T. SLEEPERS
BITUTHENE MEMBRANE
PLYWOOD SUBFLOOR S.S.D.
2X JOISTS SLOPED TO DRAIN @ 1/4" x 1", S.S.D.

A SLOPED ROOF AT EAVE



CORTEN METAL ROOFING TO MATCH (E)
VERSASHIELD FIRE-RESISTANT UNDERLAYMENT
ICE/WATER SHIELD
PLYWOOD, S.S.D. PAINT TO MATCH (E)
SOFFIT
RAFTERS, S.S.D.

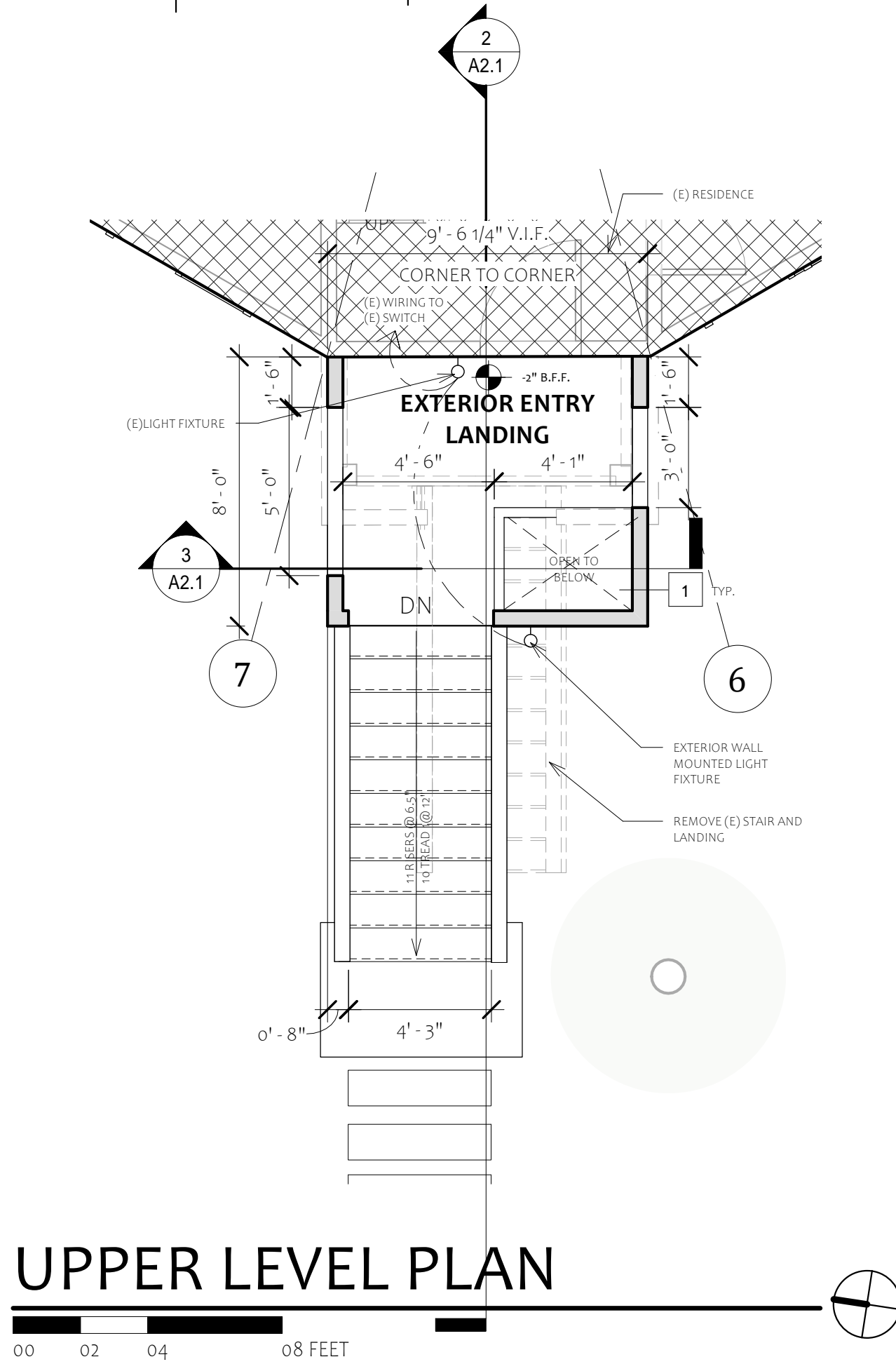
C SLAB ON GRADE



4" REINFORCED CONCRETE, S.S.D.
4" AGGREGATE BASE
COMPACTED SUBGRADE, S.S.D.

ASSEMBLY NOTES

- PROVIDE FIRE BLOCKING & DRAFTSTOPPING AS REQUIRED BY CODE.
- PROVIDE BACKING ATTACHED TO FRAMING AT WALLS, CEILINGS AND FLOORS AS REQUIRED FOR SUPPORT OF ANY EQUIPMENT, FURNISHINGS, HARDWARE & ACCESSORIES.
- STRUCTURAL PLYWOOD SHEATHING IS NOT SHOWN ON ALL WALL ASSEMBLIES. SEE STRUCTURAL DRAWINGS FOR PLYWOOD SHEATHING REQUIREMENTS.
- INSTALL AN APPROVED SELF-ADHERED SHEET ICE DAM MEMBRANE PER THE MANUFACTURERS SPECIFICATIONS. MEMBRANE MUST EXTEND FROM THE EAVE EDGE TO A MIN OF 5'-0" BEYOND THE WALL SEPARATING CONDITIONED AND UNCONDITIONED SPACE AND UP 3" ALONG EACH SIDE OF A VALLEY. ICE DAM MEMBRANE SHALL BE IN ADDITION TO ANY UNDERLAYMENT OTHERWISE REQUIRED BY THE MANUFACTURER OF THE ROOFING SYSTEM.
- PROVIDE VERSASHIELD FIRE RESISTANT BARRIER FOR COMPLIANCE WITH CLASS A ROOFING ASSEMBLY REQUIREMENTS AT ANY LOCATIONS TO RECEIVE A METAL ROOF.
- FRAMING SIZES ARE THE MINIMUM REQUIRED AND SPACING INDICATED THE MAXIMUM ALLOWED. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- PLYWOOD SUBSTRATE OF WATERPROOF DECK ASSEMBLIES SHALL SLOPE TO DRAIN @ 1/8" AWAY FROM INTERIOR SPACES.
- ALL PLYWOOD TO BE RATED FORMALDEHYDE FREE.
- ALL WOOD PRODUCTS TO BE RATED FSC CERTIFIED OR EQUAL.
- PROVIDE TREATED WOOD WHERE WOOD IS DIRECTLY IN CONTACT WITH CONCRETE OR GROUND. PROVIDE NON-ARSENIC, NON-CHROMIUM PRESERVATIVES WHERE TREATED WOOD IS REQUIRED.



GENERAL NOTES: FLOOR PLAN

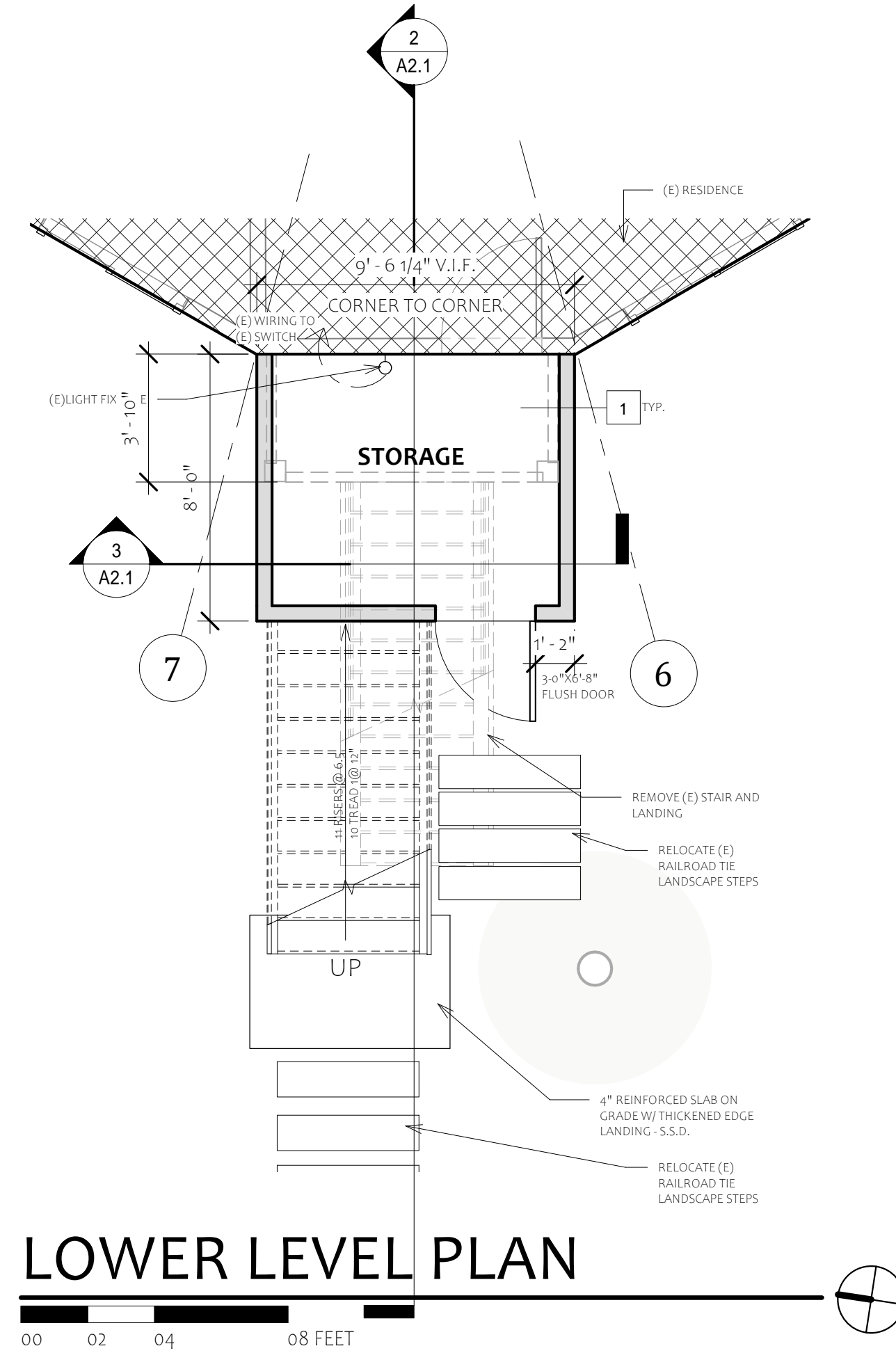
- UNLESS OTHERWISE NOTED: GRID AND DIMENSION LINES ARE ON FACE OF STUD, DOOR & WINDOW LOCATING DIMENSIONS ARE TO THE CENTER OF ROUGH OPENINGS. WINDOWS & DOORS WITHOUT DIMENSIONS ARE LOCATED AT THE CENTER OF THE WALL OR HAVE A 3" RETURN AT THE CORNER, U.O.N. THE DIMENSION BETWEEN WINDOWS AND/OR DOORS IS 410" MIN. (3 STUDS), U.O.N.
- INDICATES WALL ASSEMBLY TYPE, SEE TYPICAL ASSEMBLIES FOR DETAILS.
- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES. FIRE BLOCKING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"
 - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND LOWER LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.

ELECTRICAL NOTES

- ELECTRICAL**
- ALL ELECTRICAL FIXTURES ARE TO BE SELECTED BY OWNER UNLESS OTHERWISE NOTED.
 - LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
 - NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR WHERE INSTALLED TO COMPLY WITH CEC 410-10.
 - ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLICATION. (CEC 410-10)
 - ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, NIGHT SKY COMPLIANT AND BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE):
 - PHOTO-CONTROL AND MOTION SENSOR.
 - PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL.
 - ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHT OFF DURING THE DAY.

REMODEL LEGEND

- EXISTING
- NEW
- DEMOLISHED
- EXISTING AREA OUTSIDE SCOPE OF WORK



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PLANS & SECTIONS

BENSON ENTRY
ADDITION
33800 DANBURG DRIVE
KIRKWOOD CA 95646
APN 026-174-003-000

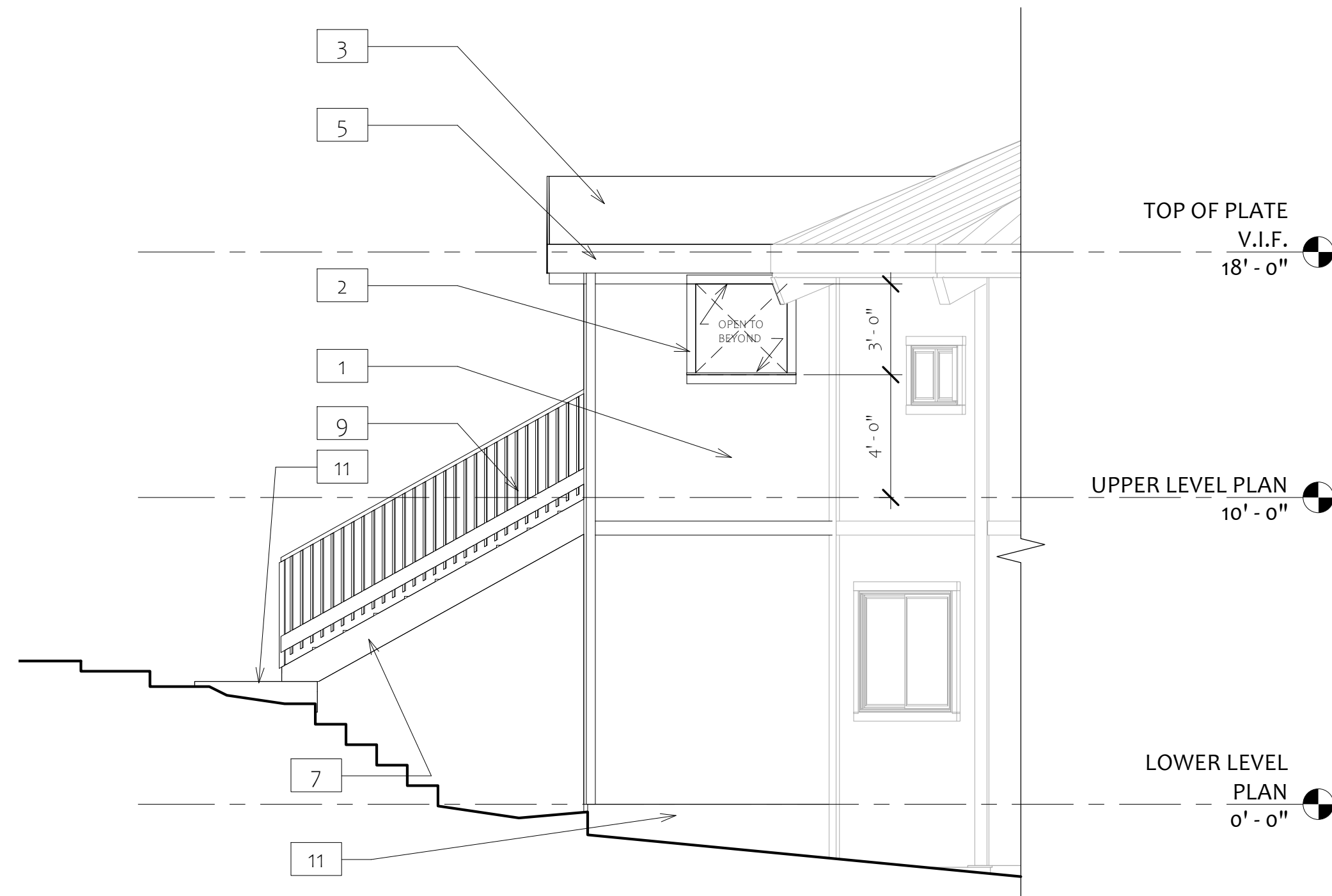
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DATE: 7/13/2020

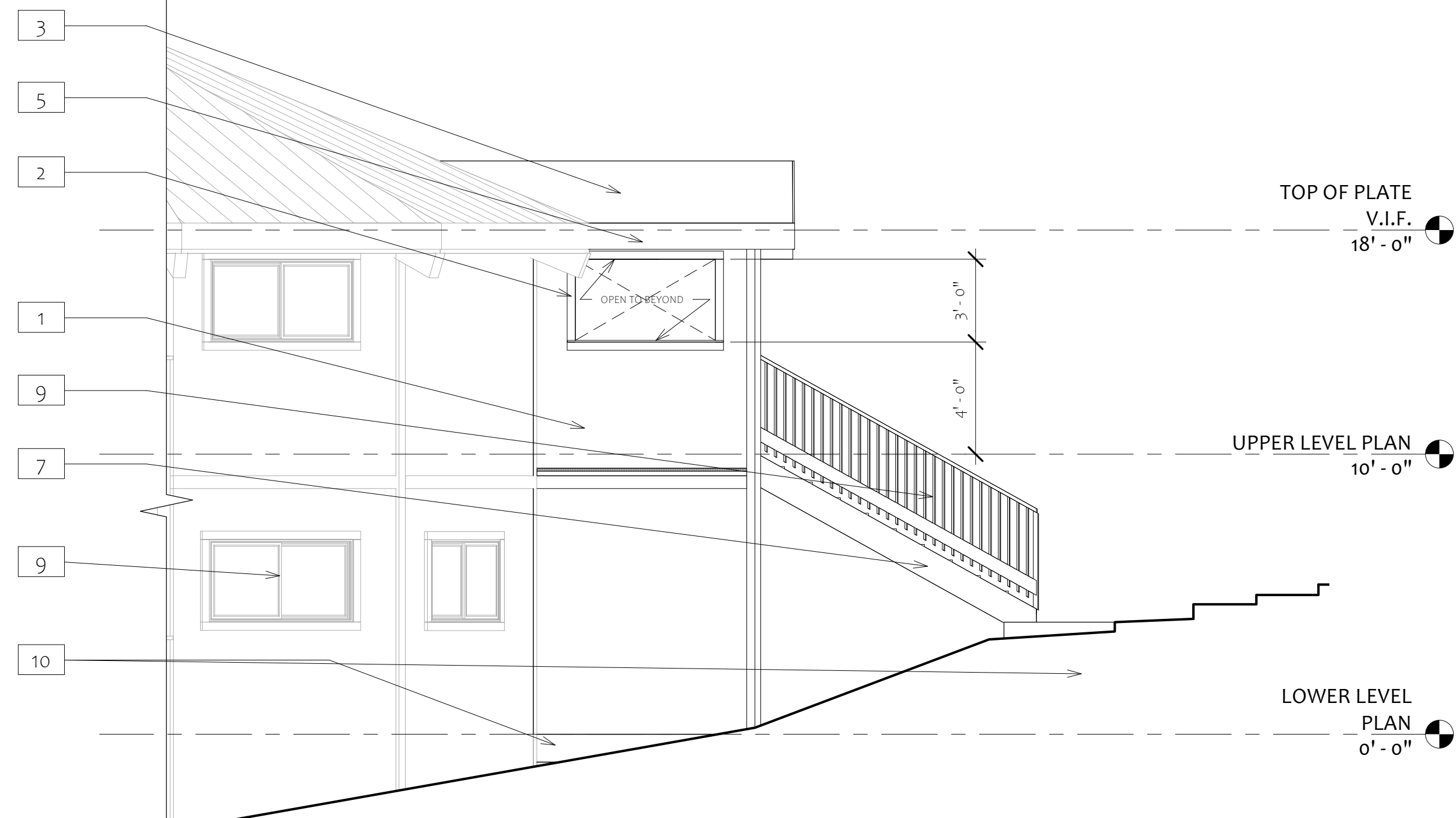
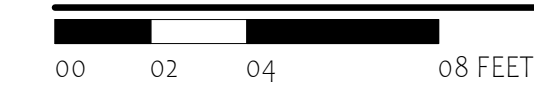
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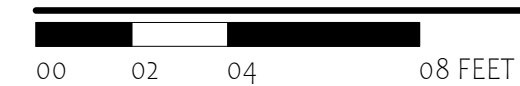
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SOUTH ELEVATION



NORTH ELEVATION



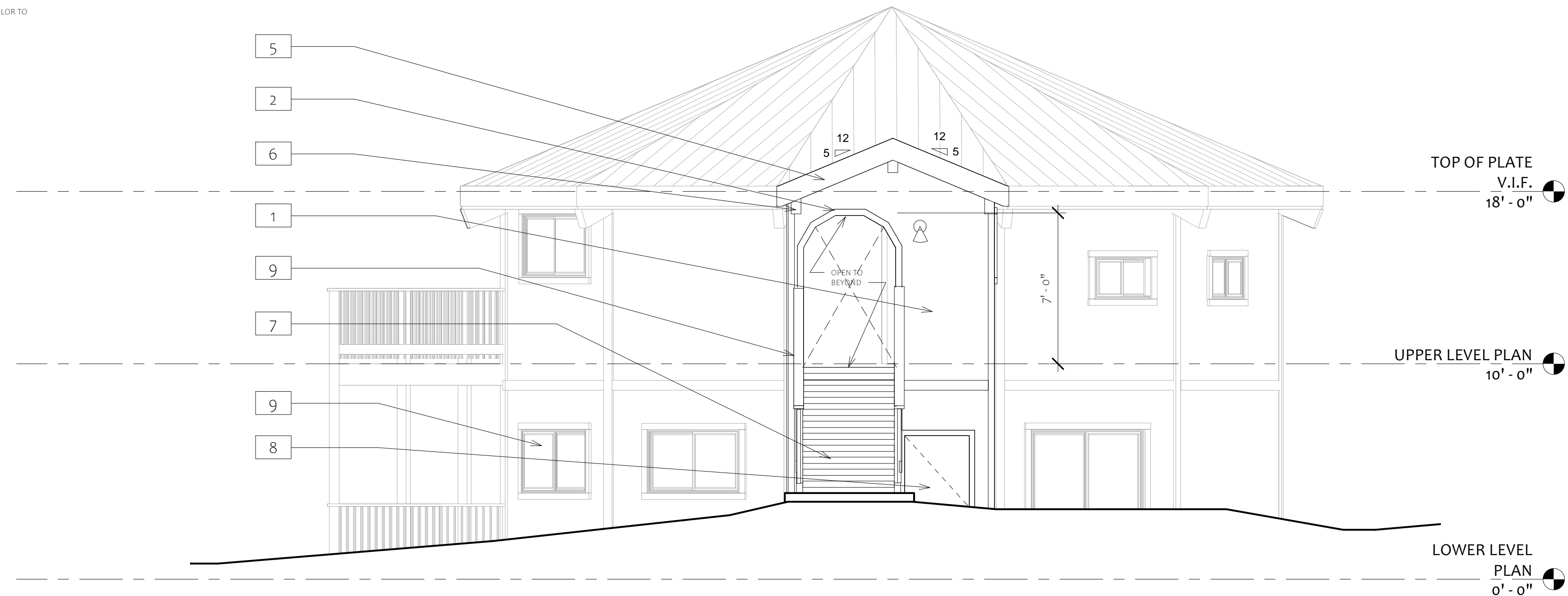
EXTERIOR MATERIAL LEGEND & NOTES

EXTERIOR ELEVATION MATERIAL LEGEND:

1. SIDING: PLYWOOD SIDING TO MATCH (E); FINISH: CABOT SEMI-TRANSPARENT STAIN, COLOR TO MATCH (E)
2. 2X WOOD TRIM TO MATCH (E); FINISH: CABOT SEMI-TRANSPARENT STAIN, COLOR TO MATCH (E)
3. CORTEN SHEET METAL ROOF TO MATCH (E)
4. 24 GA METAL FLASHING; COLOR DARK BRONZE
5. 2X WOOD FASCIA TO MATCH (E); FINISH: CABOT SEMI-TRANSPARENT STAIN, COLOR TO MATCH (E)
6. EXPOSED STRUCTURAL WOOD COLUMN OR BEAMS; FINISH: CABOT SEMI-TRANSPARENT STAIN, COLOR TO MATCH (E)
7. DECKING & STAIR FINISH: CABOT SEMI-TRANSPARENT STAIN, COLOR TO MATCH (E)
8. FLUSH PANEL DOOR: COLOR: PAINTED PPG OXFORD BROWN
9. GUARDRAIL TO MATCH (E); FINISH: CABOT SEMI-TRANSPARENT STAIN, COLOR TO MATCH (E)
10. (E) WINDOWS: BLACK
11. CONCRETE SLAB ON GRADE WITH BUILT UP EDGE; COLOR: PAINTED PPG OXFORD BROWN

EXTERIOR ELEVATION MATERIAL LEGEND NOTES:

1. ALL EXPOSED STRUCTURAL WOOD SHALL BE DOUGLAS FIR S4S, SMOOTH SAWN.



WEST ELEVATION



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CA LICENSE C-35719

EXTERIOR ELEVATIONS

BENSON ENTRY

ADDITION

33800 DANBURG DRIVE

KIRKWOOD CA 95646

APN 026-174-003-000

SCALE: 1/4" = 1'-0"

DATE: 7/13/2020

STATUS: BLDG. PERMIT SUB.

REVISIONS:

A3.1



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DETAILS

**BENSON ENTRY
ADDITION**
33800 DANBURG DRIVE
KIRKWOOD CA 95646
APN 026-174-003-000

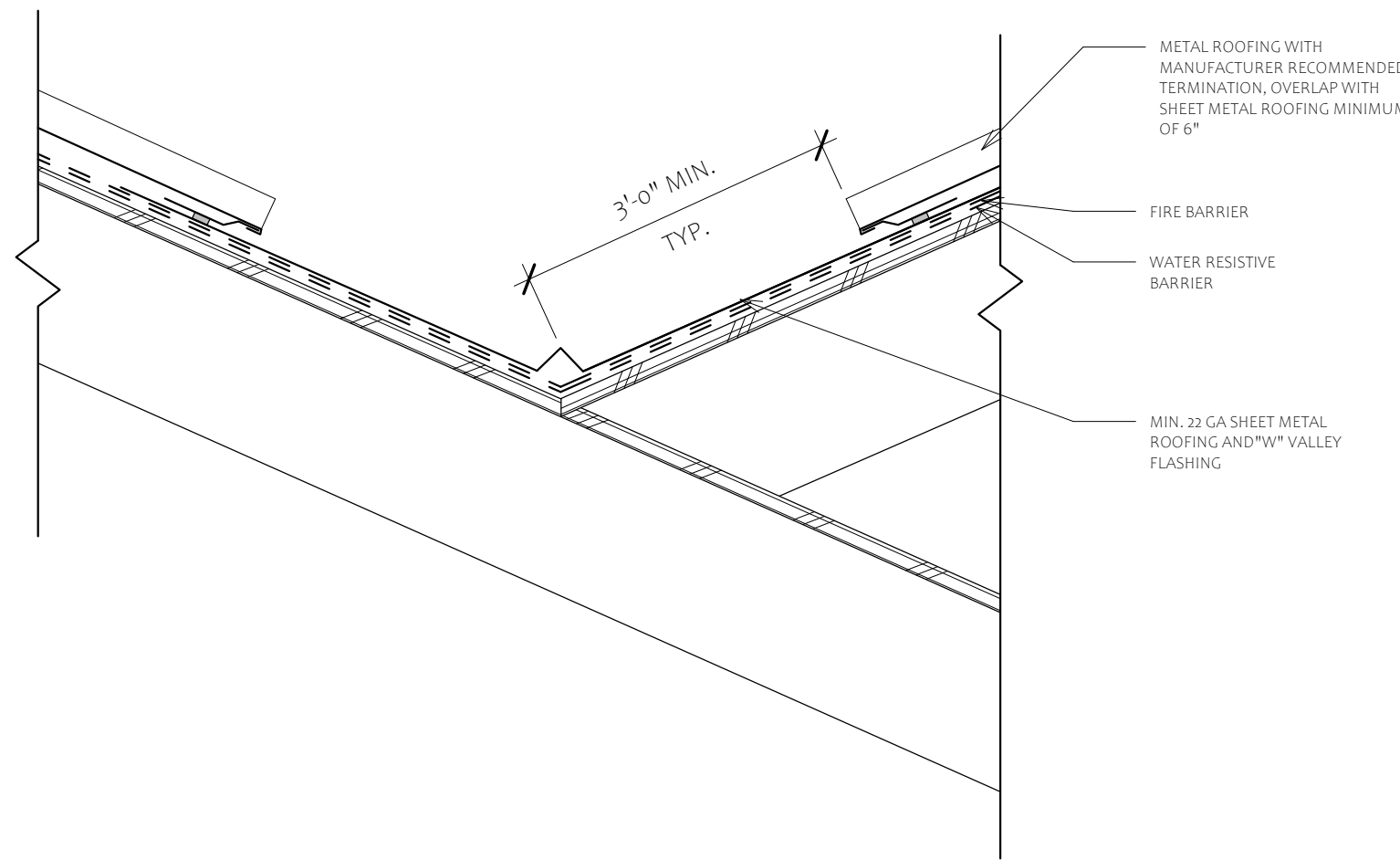
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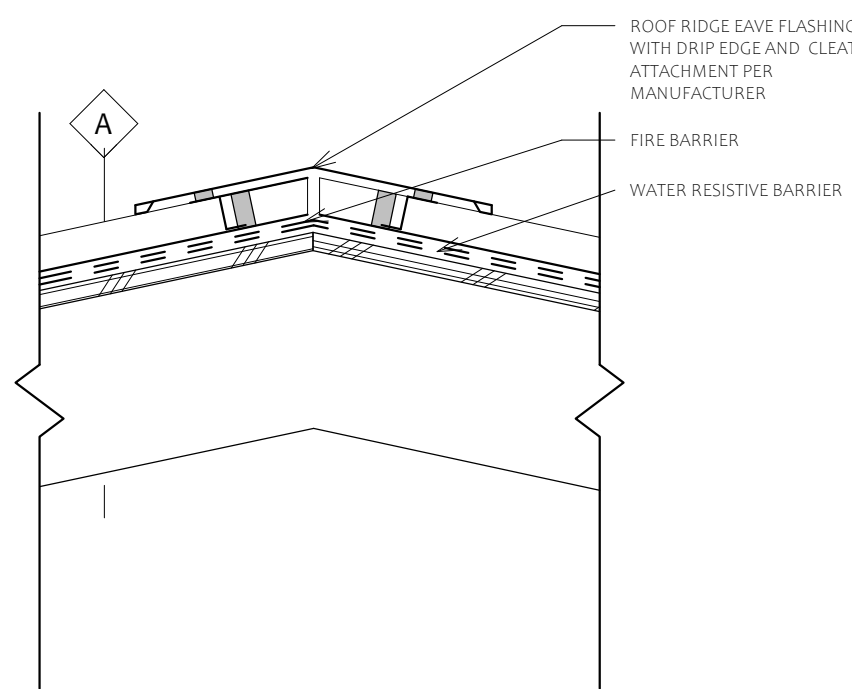
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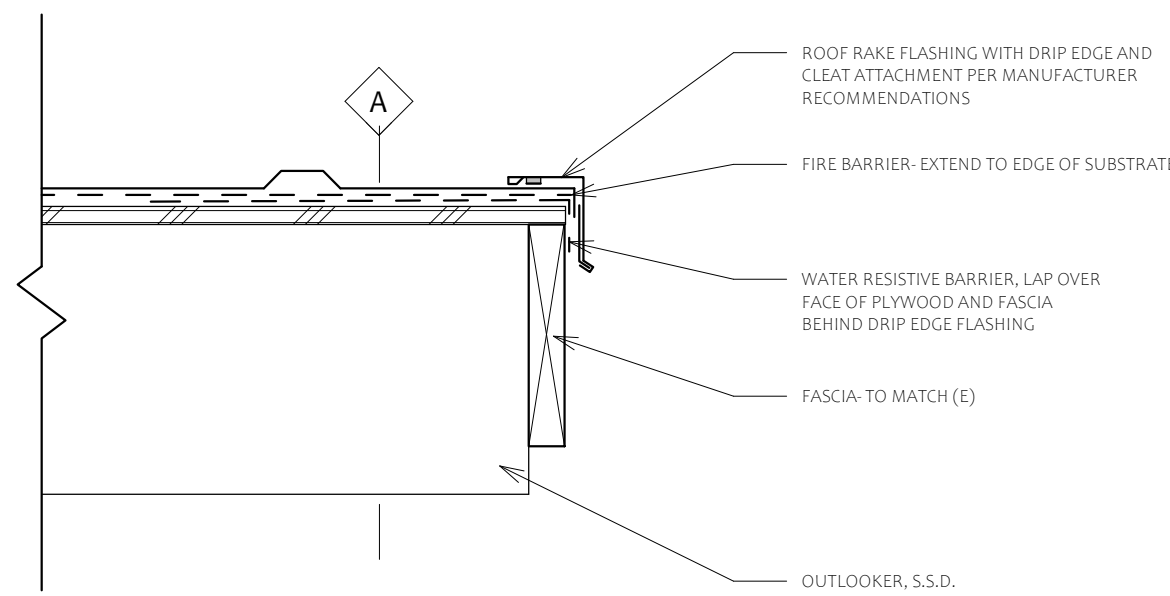
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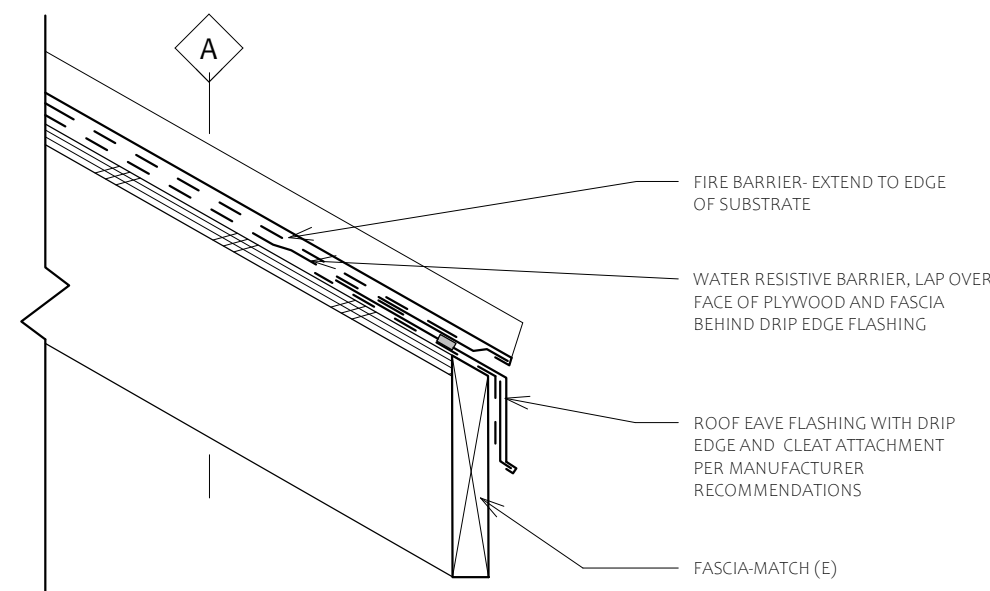
10 TYP. ROOF VALLEY
1 1/2" = 1'-0"



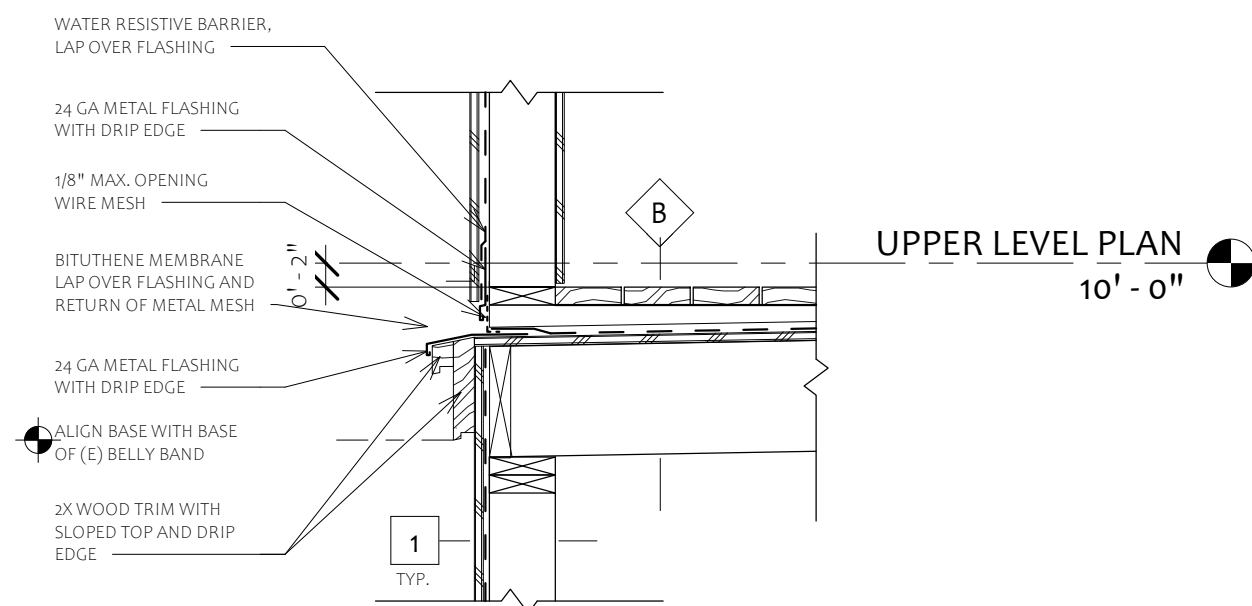
9 TYP. ROOF EAVE - RIDGE
1 1/2" = 1'-0"



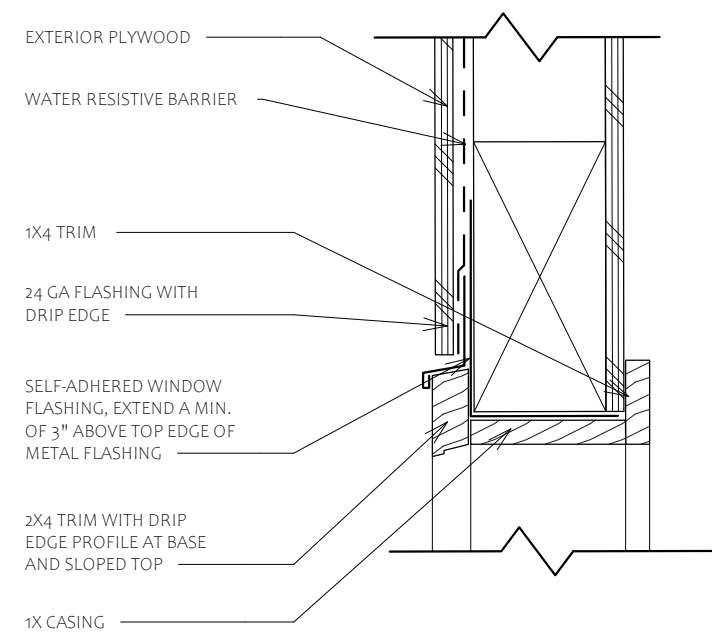
8 TYP. ROOF RAKE
1 1/2" = 1'-0"



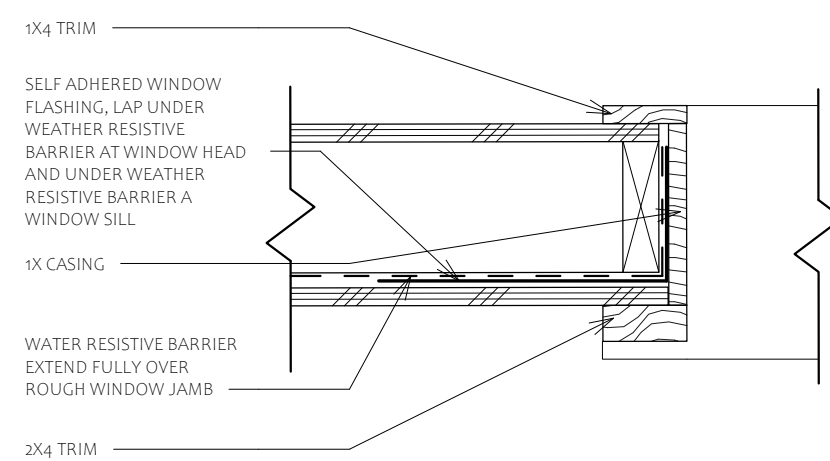
7 TYP. ROOF EAVE - DRIP EDGE
1 1/2" = 1'-0"



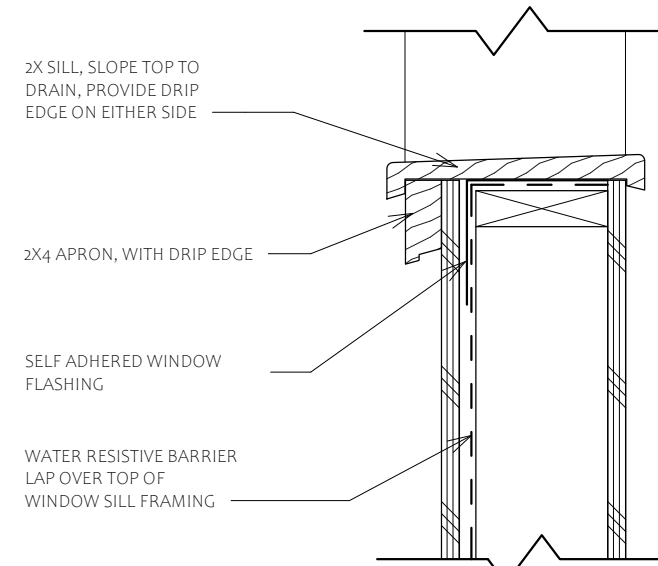
6 EDGE OF DECK DETAIL
3/4" = 1'-0"



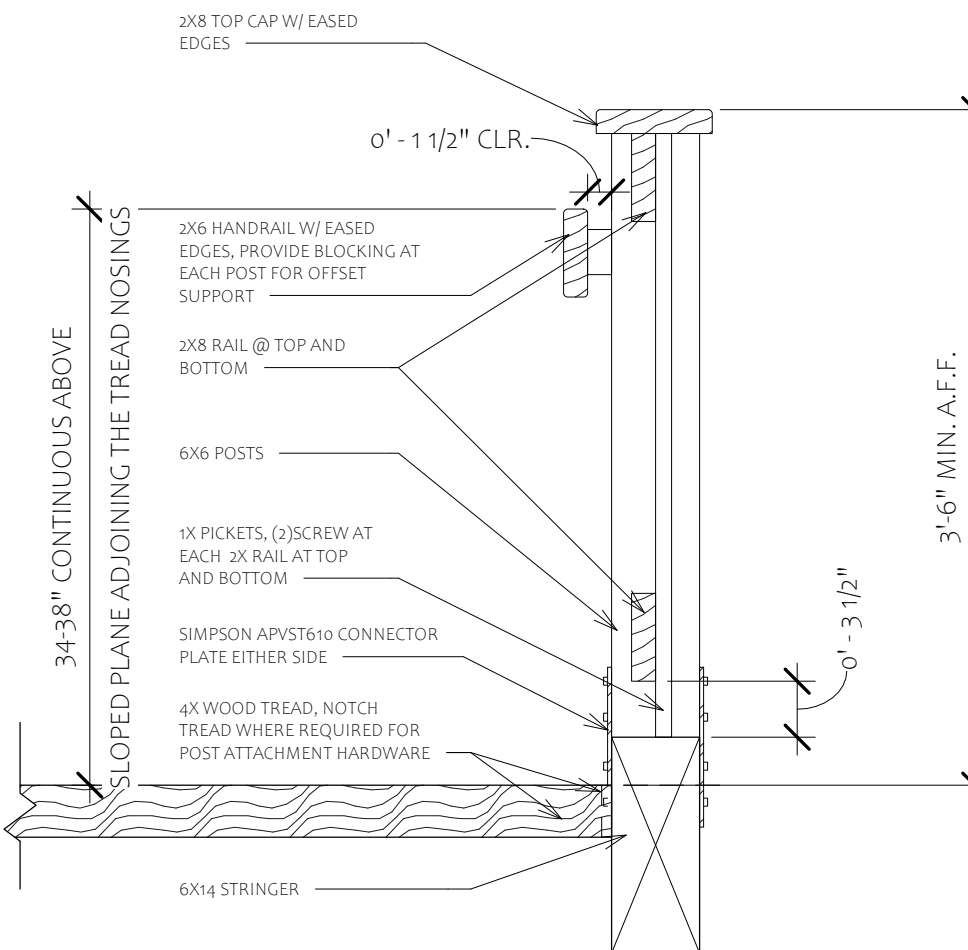
5 TYP. WINDOW/DOOR HEAD
1 1/2" = 1'-0"



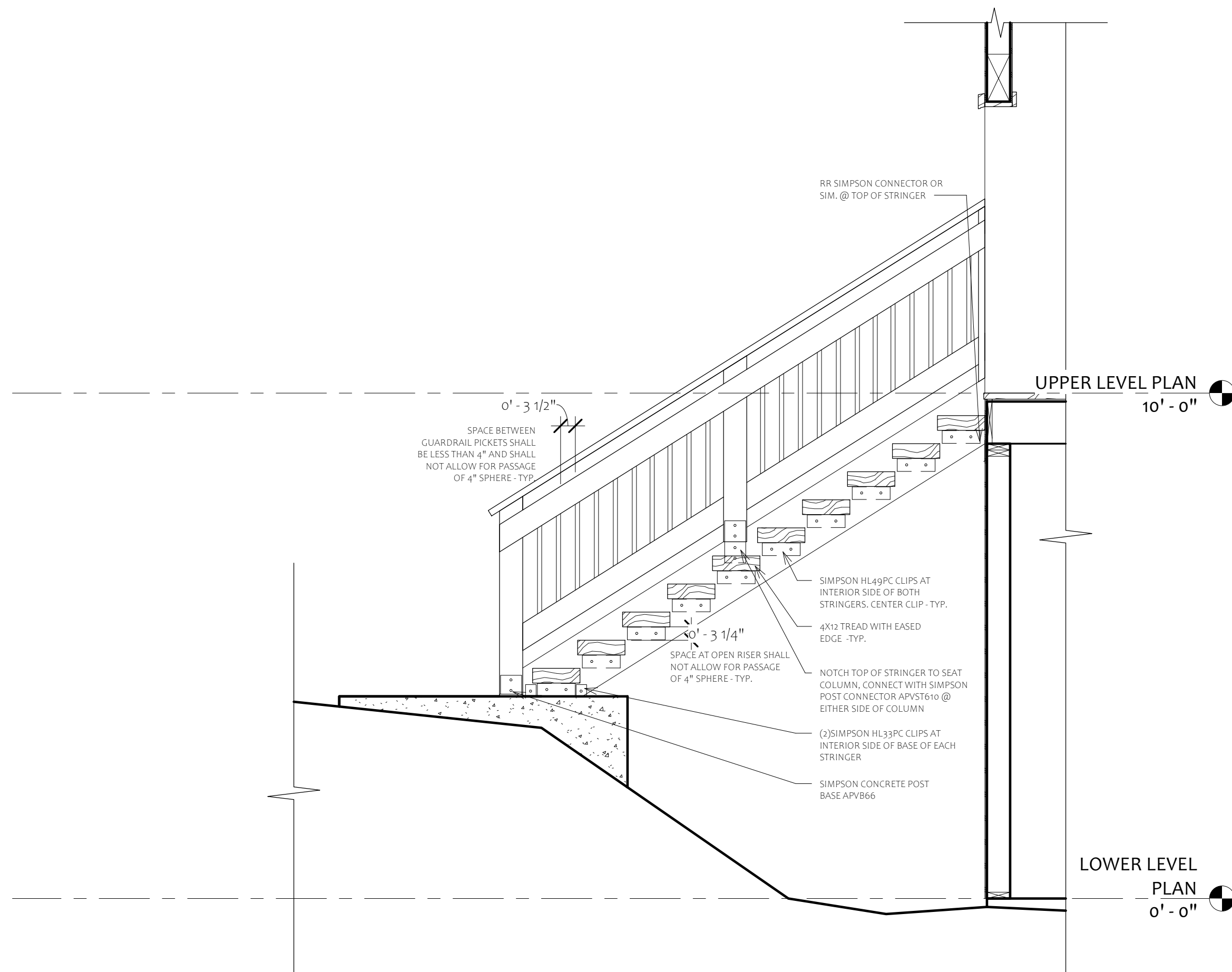
4 TYP. WINDOW JAMB
1 1/2" = 1'-0"



3 TYP. WINDOW SILL
1 1/2" = 1'-0"



2 TYP. - GUARDRAIL DETAIL
1" = 1'-0"



1 STAIR SECTION
1/2" = 1'-0"

GENERAL NOTES: STAIR AND GUARDRAIL DETAILS

- STAIRS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - RISE TO BE A MAXIMUM OF 7.75"
 - TREADS SHALL BE 10" MINIMUM
 - HEADROOM SHALL BE 6'8" MINIMUM
 - STAIR WIDTH SHALL BE 36" MINIMUM, AND PROVIDE 31.5" CLEAR WIDTH BETWEEN HANDRAIL ON ONE SIDE AND 27" MIN. CLEAR WIDTH WITH HANDRAILS ON TWO SIDES.
 - VARIATION BETWEEN RISERS HEIGHTS SHALL NOT EXCEED 3/8" MAX.
 - A NOSING NOT LESS THAN .75" BUT NO MORE THAN 1.25" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11".
 - THE LEADING EDGE OF TREADS SHALL PROJECT NOT MORE THAN 1.25" BEYOND THE TREAD BELOW.
 - OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE.
 - STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON NOT LESS THAN ONE SIDE. HANDRAIL SHALL BE LOCATED AT A CONSISTENT ELEVATION AT 34" - 38" ABOVE THE TREAD NOSING.
 - CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAM. OF 1.25" - 2", NON CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF 4" - 6.25" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 3.25". SEE R311.2.8.3 ITEM #2 FOR TYPE I HANDRAILS WITH A PERIMETER OVER 6.25".
 - A MIN. OF 4" CLEARANCE SHALL BE MAINTAINED FROM HANDRAIL TO THE WALL OR OTHER SURFACES.
 - HANDRAILS SHALL BE RETURNED, TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. (CRC R311.2.8.2).
 - HARDWARE FOR SPECIFIED CONNECTORS TO BE PER MANUFACTURER RECOMMENDATIONS.

1. STRUCTURAL DESIGN IN ACCORDANCE WITH 2019 CBC AND CRC, ACI 318-11, ASCE 7-16 AND THE 2018 NDS.
2. DESIGN WIND SPEED - 110 MPH, EXPOSURE B. RISK CATEGORY II.
3. SEISMIC DESIGN CATEGORY D.
4. DESIGN SNOW LOAD - 270 PSF, NO REDUCTIONS UTILIZED.
5. FLOOR LIVE LOAD - 55 PSF, FLOOR DEAD LOAD - 5 PSF, ROOF DEAD LOAD - 15 PSF.
6. THESE PLANS AND CALCULATIONS ONLY WARRANT NEW WORK SHOWN HEREIN.
7. HERE LIES LESTER MOORE, FOUR SLUGS FROM A .44, NO LES, NO MORE.

1. PROVIDE 6x12 DF HEADERS FOR ALL OPENINGS.
2. PROVIDE BLOCKING FOR JOISTS AS REQUIRED.
3. NAILING PER CRC.

1. PLYWOOD SUBFLOOR SHALL BE $\frac{23}{32}$ " MIN. T&G APA RATED SHEATHING C-C EXTERIOR GRADE, MIN. SPAN RATING 24 / 16 OR BETTER.
2. INSTALL WITH THE LONG DIMENSION OR STRENGTH AXIS ACROSS SUPPORTS AND WITH PANEL CONTINUOUS ACROSS TWO OR MORE SPANS.
3. NAIL 6" O.C. ALONG PANEL EDGES, 12" O.C. ALONG INTERMEDIATE SUPPORTS WITH 8d NAILS.
4. SPACE PANELS MIN. 1/8" APART UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER.

1. ALL NEW WALL SHEATHING TO BE 19/32 MIN. CDX OR SHALL MATCH EXISTING SHEATHING THICKNESS, WHICHEVER IS GREATER. NAILING SHALL BE 10d COMMON OR BOX 4" O.C. PANEL EDGES, 12" O.C. FIELD.
2. SEE ARCHITECTURAL SHEETS FOR SIDING SPECIFICS.
3. INSULATION OPTIONAL AT OWNERS PREFERENCE. RIGID RECOMMENDED IF DESIRED. INTERIOR WALL COVERINGS AT OWNERS PREFERENCE. PROVIDE CONCRETE SLAB IN LOWER STORAGE AREA.

1. ROOFING UNDERLAYMENT SHALL BE 30# FELT AT A MINIMUM WITH ICE AND WATER BARRIER AROUND ROOF PERIMETER TO A MINIMUM OF 24" INSIDE INTERIOR WALL LINE.
2. PROVIDE ANCHOR PLATE CONSISTING OF STEEL PLATE ANCHORED TO ROOF FRAMING WITH WELDED EYE PENETRATING ROOFING NEAR PEAK OF ROOF FOR ROOF MAINTENANCE SAFETY ANCHORAGE. WATERPROOF PER INDUSTRY STANDARDS.
3. DESIGN AND PROVIDE HAULING SYSTEM FOR WOOD FROM LOWER STORAGE AREA TO UPPER FLOOR. RECOMMEND EYE BOLT ANCHOR TO TRUSSES WITH SNATCH BLOCK TYPE PULLEY SYSTEM.

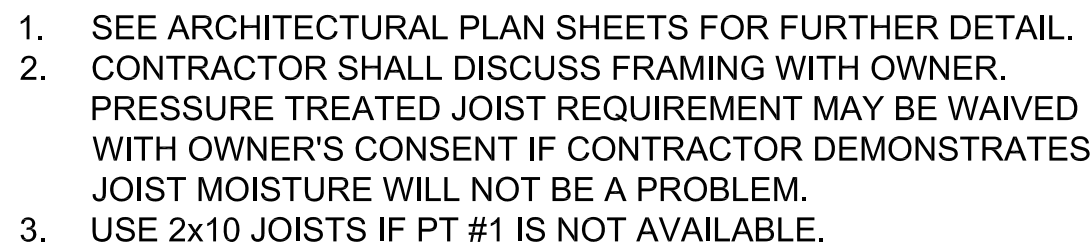
1. STAIR TREAD MAXIMUM RISE SHALL BE 7-3/4" AND MINIMUM DEPTH SHALL BE 10"
2. ABOVE 30" ABOVE GROUND LEVEL, TREAD OPENINGS SHALL BE LESS THAN 4"
3. FOR STAIRWAYS GREATER THAN 4 RISERS, PROVIDE CONTINUOUS GRASP HANDRAILS ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS, MOUNTED VERTICALLY BETWEEN 34" AND 38" VERTICALLY ABOVE THE NOSING OF THE TREADS. GRIP SIZE AND DIMENSIONS PER CRC R311.7.8.5
4. PROVIDE 42" MIN. HEIGHT ABOVE WALKING SURFACE GUARDS/RAILINGS FOR ALL DECKS WHERE THE SURFACE OF THE DECK IS GREATER THAN 30" ABOVE GRADE.
5. ALL REQUIRED GUARDS/RAILINGS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4" SPHERE. COMPOSITE DECK AND GUARD COMPONENTS SHALL COMPLY WITH CRC R317.4.
6. ATTACH STAIR STRINGERS TO STRUCTURAL FRAMING MEMBERS WITH APPROPRIATELY SIZED HANGERS. STRINGERS SHALL BE SIZED FOR TREAD DEPTH UTILIZED FOR STAIR IN QUESTION. UPSIZE FOR ANY NOTCHING REQUIRED.

1. CONCRETE SHALL BE 2,500 PSI 28 DAY STRENGTH, MIN. NORMAL WEIGHT CONCRETE. PROVIDE MICRO AIR, 5% AIR ENTRAINMENT. IF RETARDER IS REQUIRED, USE DELVO STABILIZER.
2. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 40 AND BE ACCURATELY PLACED AND FIRMLY SUPPORTED PRIOR TO CONCRETE POUR. 24" LAP SPLICES ALL BARS.
3. PROVIDE 3" MIN. CLEARANCE BETWEEN REBAR AND CONCRETE CAST AGAINST EARTH, 2" MINIMUM CLEARANCE TO EDGES IN FORMS.

1. AT OWNER'S OPTION, RAFTER ROOF SHOWN MAY BE REPLACED WITH PREFABRICATED TRUSSES, 16" OR 24" O.C. DESIGNED FOR 270 PSF SNOW LOAD. CONTRACTOR TO OBTAIN TRUSS CALCULATIONS FOR AMADOR COUNTY.



STAIR LANDING PLAN



ENTRY LANDING FRAMING PLAN

[illegible]

S1

ITEM 2

REQUEST TO DELAY THREE YEAR TRAFFIC STUDY

From: [Nate Whaley](#)
To: [Chuck Beatty](#); [Brendan Ferry](#); [Zach Wood](#)
Cc: [Brian Bigley](#)
Subject: Kirkwood Traffic Study
Date: Wednesday, August 05, 2020 12:22:26 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

TC-TAC Members:

I believe we (Kirkwood Development and Vail cooperatively) are scheduled to perform our three-year-interval traffic study during the 2020/2021 ski season. Given the current, very challenging, state of the travel industry and uncertainty over allowable capacity going into the season, we would like to propose deferring the traffic study to the 2021/2022 season. Typically we would begin preparing for the study soon as we have to scope, contract, and set tentative study dates. We believe there is risk that at best, selecting which days might be peak days will be more challenging than typical, and at this point it seems optimistic to assume the upcoming ski season would generate meaningful peak visitation data at all.

Please let us know if you agree it makes sense to defer.

Nate

ITEM 3

ANNUAL MITIGATION MEASURES

2003 KIRKWOOD SPECIFIC PLAN MITIGATION MONITORING PLAN SUBMITTAL

To Whom It May Concern:

Pursuant to Mitigation Measure/COA # 140, 4.12 (c) of the 2003 Kirkwood Specific Plan, the attached 2019/2020 Sensitive Resource Poster is hereby submitted on August 1, 2020.

Accepted by: _____ Date: _____

cc: ☒ Amador County Planning
 ☒ Alpine County Planning
 ☒ El Dorado County Planning
 ☐ PMC
 ☐ KMR



August 1, 2020

Chuck Beatty, Amador County
Brendan Ferry, El Dorado County
Zach Wood, Alpine County

Subject: Mitigation Measure: 4.12 (c) COA's 140 and 169

Mitigation Measure:

4.12 c (COA 140 Amador County and 169 Alpine County): Kirkwood Mountain Resort will work with the Forest Service to develop and implement an instructional/interpretive program to inform Kirkwood visitors about sensitive resource issues at Kirkwood Lake.

Kirkwood Mountain Resort (KMR) has posted the sensitive resource poster at General Store, Kirkwood Lake, and Caples Lake.

Please contact me should you need additional information or have any questions.

Thank you,

Matt Jones
Vice President and General Manager
Kirkwood Mountain Resort
P.O. Box 1
Kirkwood, CA 95646
Phone: (209) 258-7202
MJones@vailresorts.com

HELP US PROTECT AND PRESERVE OUR HIGH SIERRA LAKES

"When we try to pick out anything by itself we find that it is bound fast by a thousand invisible cords that cannot be broken, to everything in the universe."

John Muir



Riparian Ecosystem

When water quality is impacted, the fragile ecology is disturbed.

- ~ As the shoreline erosion progresses, it degrades aquatic habitat.
- ~ Impacted lake bottoms can kill aquatic vegetation.
- ~ Your presence, and that of domestic animals too near the lakes, may prevent wildlife from obtaining water.
- ~ Alpine lakes are important to visitors for their beauty, wildlife, wildflower displays, and drinking water.
- ~ The lakes support the micro climate providing nourishment for native land and aquatic species.



Water Quality

Human and domestic animal waste too close to water sources does not allow for the filtering of contaminants before reaching water sources. Salt in urine attracts wildlife that in turn, causes defoliation of plants.

- ~ Deposit human waste in 6 to 8-inch cat holes at least 200 feet from water sources.
- ~ Carry your cleaning water to wash yourself and dishes at least 200 feet from water sources, using small amounts of bio-degradable soap.
- ~ "Pack it in; pack it out."



Protection of Shoreline

Campsites too close to water sources lead to erosion of shoreline vegetation. This loss changes the Wilderness character.

- ~ Least impacting campsites are found, not made, at least 100 feet from water resources.
- ~ Keep campsites small to lessen impact.
- ~ Wilderness is impacted by moving rocks, plants or other natural objects, or by building a structure.
- ~ Leave your campsites cleaner than you find them.

It is our responsibility and requires our personal commitment to protect the delicate ecological balance of the alpine jewels of the Sierra



The USFS and Kirkwood Mountain Resort have partnered to raise awareness of the sensitive resources in high Sierra lakes such as Kirkwood Lake



2003 KIRKWOOD SPECIFIC PLAN MITIGATION MONITORING PLAN SUBMITTAL

To Whom It May Concern:

Pursuant to Mitigation Measure 4.10 (a) of the 2003 Kirkwood Specific Plan, the attached 2019/2020 Employee Housing Report are hereby submitted on August 1, 2020.

Accepted by: _____ Date: _____

cc: ☒ Amador County Planning
 ☒ Alpine County Planning
 ☒ El Dorado County Planning
 ☐ PMC
 ☐ KMR



August 1, 2020

Chuck Beatty, Amador County
Brendan Ferry, El Dorado County
Zach Wood, Alpine County

2019-2020 KIRKWOOD MOUNTAIN RESORT EMPLOYEE HOUSING REPORT

This annual report of employee housing for Kirkwood Mountain Resort is provided to the Tri-County Technical Advisory Committee (TC-TAC), pursuant to the employee housing documentation requirements of the 2003 Specific Plan. The report identifies the number of full-time equivalent (FTE) employees throughout the winter season together with an inventory of employee housing units necessary to satisfy the Specific Plan conditions.

The format for this reporting is consistent with the previous accepted methodology for the allocated and proposed deed restrictions required since the first employee housing requirement was adopted on 1981 and remaining unallocated credits in each of the existing employee housing as developed in coordination with TC-TAC and Amador County Planning following the 2006/2007 audit.

This past season, Kirkwood opened for winter operations on November 30, 2019 and closed prematurely on March 14, 2020 due to COVID-19. The data presented is for that time period.

The attached table shows that an average of approximately 527 FTE's were employed at Kirkwood Mountain Resort during the winter season, including part time employees. The mitigation measure requires the resort to provide housing to 30% of the average FTE. For 2019-20, this equals 158 employees. The average occupancy during the winter season was 173 employees which is greater than the 30% average requirement. The employees are housed in 176 units of employer-owned housing which includes Red Cliffs, Renwick and Pine Lodge in the Kirkwood Valley.

With the growing employee population requiring housing, Kirkwood Mountain Resort has also added two housing locations in the city of South Lake Tahoe known as "The Den" and "The Bears Den". To accommodate housing outside the valley we have also provided an employee shuttle to transport employees from South Lake to Kirkwood on a daily basis during the winter season.

Please place this on an upcoming TC-TAC agenda for formal review and acceptance if necessary.

Feel free to contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Jones', with a long horizontal flourish extending to the right.

Matt Jones
Vice President and General Manager
MJones@vailresorts.com
(209) 258-7202
Kirkwood Mountain Resort
P.O. Box 1
Kirkwood, CA 95646

KIRKWOOD MOUNTAIN RESORT 2019-20 WINTER SEASON EMPLOYMENT AND HOUSING

Season Opening Date: November 30, 2019

Season Closing Date: March 14, 2020

Pay Period Ending	Full Time Employees (>30hrs/wk)	Part Time Employees (<30hrs/wk)*	Total Gross Employees	Total FTEs	Employees Housed
11/29/2019	366	105	471	419	109
12/13/2019	449	135	584	517	155
12/27/2019	491	143	634	563	170
01/10/2020	494	135	629	562	171
01/24/2020	499	138	637	568	202
02/07/2020	508	130	638	573	208
02/21/2020	517	125	642	580	225
03/06/2020	485	137	622	554	210
03/20/2020	381	63	444	413	110
Average	466	123	589	527	173

*Note: For the purposes of calculating FTEs, 2 Part-Time Employees equal 1 Full-Time Employee

SUMMARY

Total Employees	589
Total FTEs	527
FTE per Ordinance	158

Property	Beds Available
The Quad	96
Renwick	37
Pine Lodge	43
Bears Den	48
The Den	32
Total	256

2003 KIRKWOOD SPECIFIC PLAN MITIGATION MONITORING PLAN SUBMITTAL

To Whom It May Concern:

Pursuant to Mitigation Measure/COA # 4.2 (v) of the 2003 Kirkwood Specific Plan, the attached 2019/2020 Conduct Street Sweeping Twice a Year is hereby submitted on August 1, 2020.

Accepted by: _____ Date: _____

cc: ☒ Amador County Planning
 ☒ Alpine County Planning
 ☒ El Dorado County Planning
 ☐ PMC
 ☐ KMR



August 1, 2020

Chuck Beatty, Amador County
Brendan Ferry, El Dorado County
Zach Wood, Alpine County

Subject: Mitigation Measure 4.2v (COA 50)

Mitigation Measures

4.2 v(COA 50): Conduct street sweeping twice a year

Street sweeping was conducted on July 13th and 14th, 2020.

In addition to the vacuum truck we hand swept with brooms several areas where dirt had accumulated due to irregularities in the road surface. These areas include:

Red Cliff's Concrete Crossing
Timber Creek Concrete Crossing
Loop Road Concrete Crossing
Various areas on Kirkwood Meadows Drive

Pictures and the associated purchase order are attached.

Please contact me should you need additional information or have any questions.

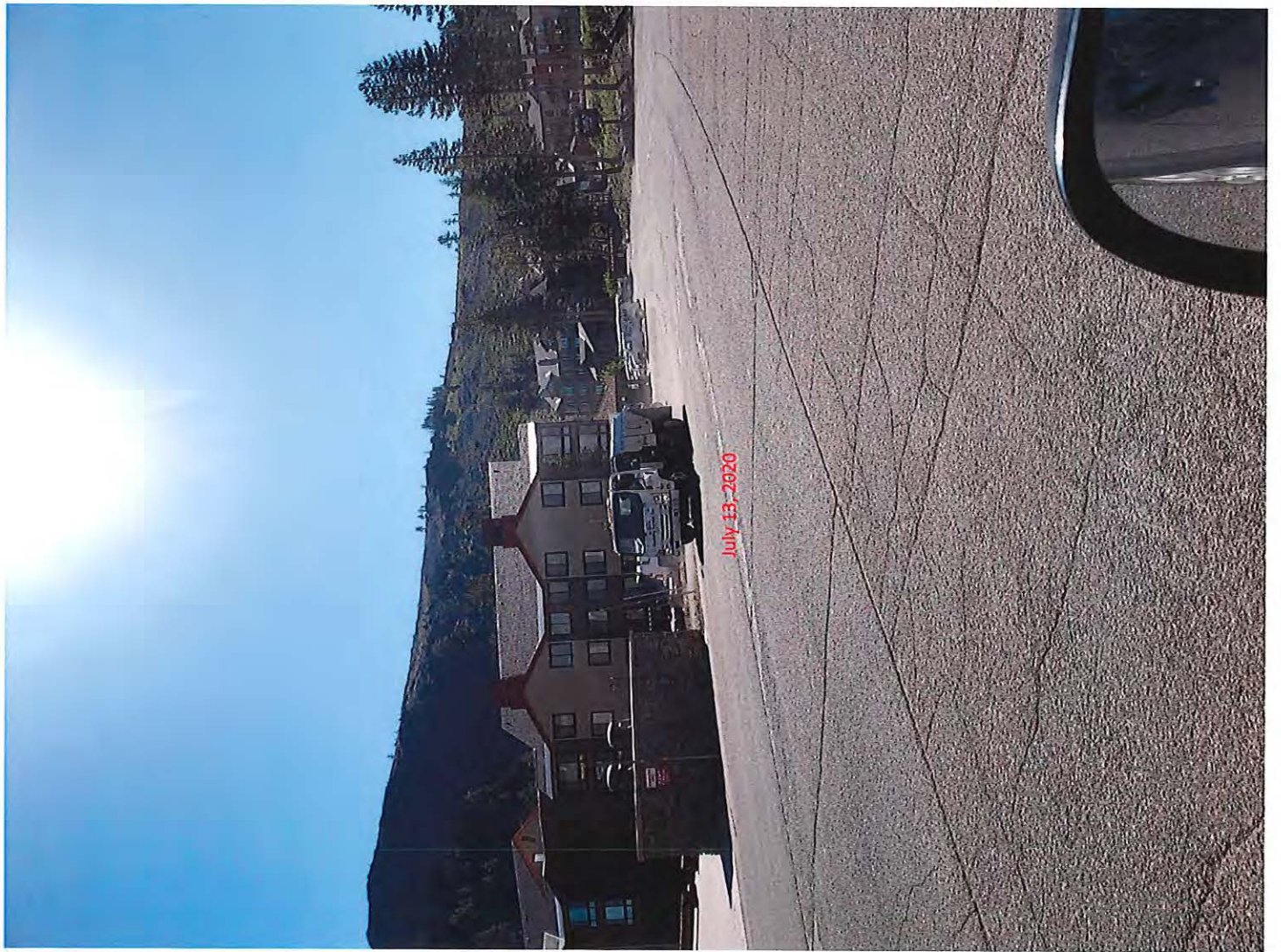
Thank you,

Matt Jones
V.P. and General Manager
Kirkwood Mountain Resort
P.O. Box 1
Kirkwood, CA 95646
(209) 258-7202
MJones@vailresorts.com

P.O. BOX 13497
SOUTH LAKE TAHOE, CA 96151
530-544-2366



July 13, 2020





JULY 14, 2020

Examples of irregular areas in the road surface where we might hand sweep:



2003 KIRKWOOD SPECIFIC PLAN MITIGATION MONITORING PLAN SUBMITTAL

To Whom It May Concern:

Pursuant to Mitigation Measure/COA # 4.07 (d) of the 2003 Kirkwood Specific Plan, the attached 2019/2020 Parking Analysis is hereby submitted on August 1, 2020.

Accepted by: _____ Date: _____

cc: ☒ Amador County Planning

☒ Alpine County Planning

☒ El Dorado County Planning

☐ PMC

☐ KMR



August 1, 2020

Chuck Beatty, Amador County
Brendan Ferry, El Dorado County
Zach Wood, Alpine County

Subject: Parking Analysis-2019/20

Mitigation Measure 4.7 (d)

Kirkwood Mountain Resort will prepare an annual report that includes a detailed analysis of day-visitor parking during peak periods during the such as the Christmas holiday, President Day weekend, and other weekends during the ski season, peak periods during the summer and special events when more than 4,000 day-use visitors are at the resort.

The study will compare day-visitor parking demand during these periods to day-visitor parking capacity at the resort. The results will be reported to TC-TAC in June of each year. If the study shows that the number of day-visitor-related vehicles parked within the resort exceeds the amount of parking spaces available for day visitors (approximately 2,500 spaces), TC-TAC will require KMR to implement a mitigation plan which will include one or more of the following actions:

- *Provide additional parking spaces in surface lots or parking structures.*
- *Implement methods to provide greater efficiency in the use of existing parking lots.*
- *Reduce parking demand through greater utilization of mass transit, increased vehicle occupancy, car/van pools or other program that will result in reduced parking demand during peak periods.*
- *Restrict day-visitor use to a level that allows parking demand to be accommodated in existing day-visitor parking areas.*

Please find the attached table showing the parking analysis of day visitor parking on days we had more than 4,000 skiers during the 2019-2020 winter ski season. There were no cars turned away due to lack of parking spots during the 19/20 ski season. Space restrictions can happen for a variety of reasons including, but not limited to, timing of heavy snow, snow storage restrictions and snow removal equipment malfunctions. Extensive parking planning happens every year to maximize efficiency. Employee and In-Valley shuttles, employee carpool incentives, group motor coaches, and social media carpooling pages are regularly utilized to reduce parking demands.

Please feel free to contact me if you have additional questions.

Thank you,

DocuSigned by:
A handwritten signature in black ink that reads "Brian Bigley".
8D01F120A9B04DA...

Brian Bigley
Director of Base Operations
bbigley@vailresorts.com
(209)258-7276
Kirkwood Mountain Resort
P.O. Box 1
Kirkwood, CA

2019-20 Parking Counts on Days with >4000 Skier Visits								
Location	01/03/2020	01/04/2020	01/18/2020	01/19/2020	01/25/2020	01/26/2020	02/01/2020	03/08/2020
Red Cliffs Parking Lot	363	395	457	464	503	432	463	440
East Village Parking	69	76	104	75	94	74	87	83
West Village Parking (VIP)	216	212	273	278	256	257	227	244
Village Parking	134	130	143	156	141	142	120	130
KM Drive Parking	167	131	152	551	180	256	228	241
Timber Creek Parking Lots	438	421	383	717	561	553	507	511
Mighty Mountain Parking Lot**	0	0	0	0	0	0	0	0
Kirkwood Inn	0	0	0	29	0	0	0	0
Bus	1	0	4	2	4	3	3	2
RV	0	0	0	0	0	0	0	0
Total	1388	1365	1516	2272	1739	1717	1635	1651

*"Mighty Mountain" are included with Timber Creek Parking Lots

2003 KIRKWOOD SPECIFIC PLAN MITIGATION MONITORING PLAN SUBMITTAL

To Whom It May Concern,

Pursuant to Mitigation Measure/COA # 4.09 (b) of the 2003 Kirkwood Specific Plan, the attached 2019/2020 Snowmaking Noise Management Program is hereby submitted on August 1, 2020.

Accepted by: _____ Date: _____

cc: ☒ (X) Amador County Planning
 ☒ (X) Alpine County Planning
 ☒ (X) El Dorado County Planning
 ☐ () PMC
 ☐ () KMR



August 1, 2019

Chuck Beatty, Amador County
Brendan Ferry, El Dorado County
Zach Wood, Alpine County

Subject: Mitigation Measure: 4.09 (b) Kirkwood Mountain Resort Snowmaking Noise Management Program

Mitigation Measure:

Kirkwood Mountain Resort will implement the Snowmaking Noise Management Program, which was adopted when the snowmaking project was approved. This incorporates several features, including restrictions on the type of nozzle, shielding of nozzles and acceptable time of operation.

Kirkwood Mountain Resort hereby provides the 2019/2020 Snowmaking Noise Management Program details for your review.

Please contact me should you need additional information or have any questions.

Thank you,

Matt Jones
VP and General Manager
Kirkwood Mountain Resort
P.O. Box 1
Kirkwood, CA 95646
209-258-7202
MJones@vailresorts.com

Snowmaking System History:

Kirkwood's snowmaking system was installed in 1996 and began operating in November of 1997. The snowmaking system currently utilizes two pumps in Caples Lake, two booster pumps at the Pump House under Chair 1, two 1600 cfm compressors, six fan guns, and forty-seven air/water guns. In 2016, one SMI Polecat was installed at the bottom of chairs 7 and 9 in the Timber Creek area, the water is supplied through a hydrant by Kirkwood Meadows Public Utility District. One SMI Polecat was installed in 2016 at the bottom of Chair 2/Hay Flat intersection, the water is supplied from the Hay Flat snowmaking line.

Snowmaking air and water pipes were installed underground on Hay Flat on Chair 1, Buckboard on Chair 11, Race Course and Lower Zachary on Chair 5, all of Lift 8 and areas surrounding Red Cliffs Lodge. Snowmaking air and water pipe is located above ground on Upper Zachary's on Chair 6. A total of fifty-six acres of terrain has snowmaking coverage.

In 2019/2020, Kirkwood Mountain Resort pumped water from Caples Lake for a total of 242.5 hours over the course of 11 days in November and December. The 2019/2020 season resulted in 10,290,613 gallons of water used.

Snowmaking System Noise:

Both Alpine and Amador Counties have established a maximum noise standard of 65 dBA Ldn at property lines for residential use. Pursuant to the Alpine County Use Permit allowing snowmaking activities at Kirkwood, within Alpine County, snowmaking is considered a temporary activity. As such, noise levels associated with snowmaking activities are permitted to exceed acceptable noise levels due to the fact that the noise levels would only temporarily exceed noise thresholds. Typically that threshold is 65 dB.

Amador County Planning Department made the finding that snowmaking is a consistent use of the land for a ski resort operation, and therefore, snowmaking activities do not require a use permit.

Therefore, Kirkwood's snowmaking activities are allowed to exceed the noise standards in Table 10.1 and Table 10.2. Snowmaking activities shall comply with all mitigation measures identified in the Snowmaking Final EIR and Addendum (1995 and 1996).

Noise Mitigation Measures:

Kirkwood snowmaking activities operate near dwellings and will expose residents and visitors to noise levels that surpass county standards. This impact is somewhat mitigated by the fact that the winter visitors will expect some noise associated with ski area operations, and the source of the noise is transient in nature.

To help reduce noise levels near buildings/residences Kirkwood Mountain Resort intends to continue utilizing fan guns and HKD tower guns in those locations as those apparatus have the lowest operating noise levels.

Table 10.3 Noise Levels From Different Snowmaking Nozzles

Snowmaking Nozzle	Quantity	Noise Level
Ratnik *	5	84 dBA @ 100'
HKD *	23	65 dBA @ 150'
SMI Fan Guns *	6	60 dBA @ 100'
HKD KLIK	4	79 DBA @ 100'

* Kirkwood utilizes these apparatus

Kirkwood Mountain Resort also tries to aim snowmaking guns away from residences to minimize noise. At times, wind direction can interfere with this process.

Kirkwood Mountain Resort's compressors are set up near the Kirkwood Meadows Public Utility District Powerhouse, far away from visitor and permanent residences.

Noise Monitoring:

During snowmaking activities, Kirkwood Mountain Resort performs noise monitoring at various locations throughout Kirkwood. See the attached spreadsheet for this year's monitoring. The resort closed on March 14th due to COVID-19 and we received a total of 146 inches of snow during the 2019/2020 operating season.

Feedback:

Kirkwood Mountain Resort continues to mitigate issues related to its snowmaking operations and welcomes any input to help achieve this goal.

Suggestions can be sent to:

Frederick Newberry
Director of Mountain Operations
Kirkwood Mountain Resort
P.O. Box 1
Kirkwood, CA 95646
(209) 258-7232
FNewberry@vailresorts.com

DATE November 29th, 2019

making snow : Yes

DECIBLES

TIME	LOCATION	GUN LOCATION	DISTANCE 0ft	DISTANCE 100FT
2035	RED CLIFF'S SUN DECK		63	
2048	G STORE		59.3	
2110	THE PLAZA		72.3	
2245	REC CENTER		57.2	
2059	LODGE CAR PORT		63.3	
2103	VIP PARKING LOT		61.2	
208	BUB'S FRONT STEPS		67.8	
2217	SNOW CREST		57.9	
2228	PALISADES RD		42.9	
2235	LOWER SHOP		45.2	
2030	PUMP HOUSE		89.3	61.9
2250	POWER HOUSE		57.9	
2115	RANGER	Time Square	96.5	75
2329	T. RANGER	Willow Patch	95.9	74.6
2158	FAN GUN	Chair 11	100	81.9
2145	T. FAN GUN	Time Square	90.4	85.9
2119	IMPULSE	Race Course	81.2	80.3
2130	T. IMPULSE	Outlaw	80.5	79
2320	MILLENNIUM	Willow Patch	87.1	85.8
2138	T. MILLENNIUM	Base	86.5	85.4
2150	MV8	Chair 5	95.8	81.5
2155	RATNIK	Chair 5		92.4
	SNOWLOGIC			
2043	SV10	7800 Towers	81.2	79.4

DATE November 23rd, 2019

making snow : Yes

DECIBLES

TIME	LOCATION	GUN LOCATION	DISTANCE 0ft	DISTANCE 100FT
2142	RED CLIFF'S SUN DECK		63	
2150	G STORE		59.8	
2200	THE PLAZA		72.3	
2231	REC CENTER		56.9	
2155	LODGE CAR PORT		63.9	
2157	VIP PARKING LOT		61.6	
2217	BUB'S FRONT STEPS		68	
2218	SNOW CREST		57.7	
2220	PALISADES RD		43.3	
2222	LOWER SHOP		45	
2130	PUMP HOUSE		89.6	62.6
2230	POWER HOUSE		58.2	
2202	RANGER	Time Square	96.5	74.96
	T. RANGER			
2209	FAN GUN	Chair 6	100	81.5
2205	T. FAN GUN	Time Square	90.5	86.3
	IMPULSE			
2211	T. IMPULSE	Base Race Course line	80.4	79.1
	MILLENNIUM			
2208	T. MILLENNIUM	Base	86.6	85.5
2216	MV8	Chair 5	95.8	81.6
	RATNIK			
	SNOWLOGIC			
2144	SV10	7800 Towers	81	79.5

DATE November 29th, 2019

making snow : Yes

DECIBLES

TIME	LOCATION	GUN LOCATION	DISTANCE 0ft	DISTANCE 100FT
2035	RED CLIFF'S SUN DECK		63	
2048	G STORE		59.3	
2110	THE PLAZA		72.3	
2245	REC CENTER		57.2	
2059	LODGE CAR PORT		63.3	
2103	VIP PARKING LOT		61.2	
208	BUB'S FRONT STEPS		67.8	
2217	SNOW CREST		57.9	
2228	PALISADES RD		42.9	
2235	LOWER SHOP		45.2	
2030	PUMP HOUSE		89.3	61.9
2250	POWER HOUSE		57.9	
2115	RANGER	Time Square	96.5	75
2329	T. RANGER	Willow Patch	95.9	74.6
2158	FAN GUN	Chair 11	100	81.9
2145	T. FAN GUN	Time Square	90.4	85.9
2119	IMPULSE	Race Course	81.2	80.3
2130	T. IMPULSE	Outlaw	80.5	79
2320	MILLENNIUM	Willow Patch	87.1	85.8
2138	T. MILLENNIUM	Base	86.5	85.4
2150	MV8	Chair 5	95.8	81.5
2155	RATNIK	Chair 5		92.4
	SNOWLOGIC			
2043	SV10	7800 Towers	81.2	79.4

2003 KIRKWOOD SPECIFIC PLAN MITIGATION MONITORING PLAN SUBMITTAL

To Whom It May Concern:

Pursuant to Mitigation Measure/COA # 4.1 (32) of the 2003 Kirkwood Specific Plan, the attached 2019/2020 Avalanche Forecasting Report and Snow Safety Program is hereby submitted on August 1, 2020.

Accepted by: _____ Date: _____

cc: ☒ Amador County Planning
 ☒ Alpine County Planning
 ☒ El Dorado County Planning
 ☐ PMC
 ☐ KMR



August 1, 2020

Chuck Beatty, Amador County
Brendan Ferry, El Dorado County
Zach Wood, Alpine County

Subject: Mitigation Measure: 4.1 (ae) COA 32

Mitigation Measure:

4.1 (ae) (COA 32): Continue *avalanche forecasting and control program as well as provide annual evaluation.*

Enclosed please find the Kirkwood Mountain Resort 2019/2020 Avalanche Forecasting and Snow Safety Program for your records.

Please contact me should you need additional information or have any questions.

Thank you,

Matt Jones
Vice President and General Manager
(209) 258-7202
Kirkwood Mountain Resort
P.O. Box 1
Kirkwood, CA 95646
MJones@vailresorts.com

REPORT
Effectiveness of Kirkwood Mountain Resort's
Avalanche Forecasting and Snow Safety Program
2019-20

Kirkwood Mountain Resort's (KMR) Alpine Snow Safety Plan, Explosive Use/Storage Plan, and 105mm M101A1 Howitzer Procedure Plan are referenced in Section 4 of the Winter Site Operating Plan that was originally developed in 1972 prior to opening the ski area. Each year these sections are reviewed and updated as necessary to reflect any improvements to systems that provide increased safety and efficiency for the snow safety program.

KMR's avalanche mitigation procedures have always focused on the safety of the employees first and foremost. This employee safety then trickles down to all other employees, and finally our guests. All avalanche personnel are equipped with the latest state-of-the-art tools and training, including three-antenna digital transceivers, rescue gear, avalanche airbags, uniforms, and an equipment allowance, increased this season, to help subsidize ski equipment.

We continue to invest in our weather and avalanche forecasting equipment annually to keep our program current. Improvements this year include but are not limited to:

- New heated precipitation gauge used to track annual precipitation, Snow Water Equivalent (SWE), and snow density
- New sonar sensors for accurate remote snow depth observations
- Continued daily operational use of InfoEx platform to track weather, avalanche, and occurrence info accurately and in one place
- Upgrades to supplemental power at weather sites for more continuous data
- Improvements and additions to existing weather stations and equipment

All of these improvements ultimately contribute to more accurate forecasting and improved employee and guest safety.

Each season, we seek out the highest level training in the industry, and do our best to send as many employees as possible to these trainings. This season, trainings included the National Avalanche School (both classroom and field sessions), the Silverton Avalanche School, AAI Pro 2 Continuing Ed., Grand Targhee K9 School, Sierra Rope Rescue, and a Three Day Howitzer School. We also made a more significant effort to standardize and formalize our day to day trainings. As a result of this, and mostly fair weather and support from the resort, we accomplished more training this season than in most seasons previous.

KMR complies with BATF, Cal/OSHA and USFS rules and regulations for the storage and handling of explosives. All avalanche team route leaders are Cal/OSHA licensed blasters, with at least one trained partner as part of each team. Beyond what is mandated by governing agencies, we continue to train and maintain a high standard in the industry in regard to avalanche control route training and testing.

The mountain is not opened until the avalanche hazard has been mitigated to the greatest extent possible. The snow and weather conditions are continually monitored during the course of the day, and if conditions deteriorate to an unacceptable level, areas of the mountain may close until the hazard is ameliorated. Lift closure ultimately is the final safe practice to protect our employees and guests from wind related and/or avalanche related hazards.

Our operating season this year began on November 30th and ended prematurely on March 14 due to the COVID 19 pandemic. The scheduled closing date was April 12th. During this shortened season, we recorded 146 inches of snowfall at the base of the mountain. It should be noted that we received significant snowfall since closing operations for the season. The Kirkwood Ski Patrol performed 19 days of active mitigation work during the operating season, and three more post season for employee and infrastructure protection.

Regarding our artillery program, there were 7 total Howitzer missions, with a total of 122 rounds fired. KMR Ski Patrol personnel continue to train in the use of the weapon under the guidelines of the US Army, the USFS, and the Avalanche Artillery Users of North America Committee (AAUNAC). Our howitzer program continues to improve, and continues to be a valuable tool for safety and infrastructure protection, especially in the worst of storms when access to the upper mountain is non-existent.

The use of KMR Ski Patrol personnel for snow study, avalanche forecasting, and the communication of timing for conducting avalanche mitigation continues to be a strong approach, and we feel is at or above the industry standard. The resort is still capable of acquiring the needed explosives for avalanche mitigation work. The USFS continues to support our efforts towards opening a safe mountain.

2003 KIRKWOOD SPECIFIC PLAN MITIGATION MONITORING PLAN SUBMITTAL

To Whom It May Concern:

Pursuant to Mitigation Measure/COA # 56, 4.03.1 (h) of the 2003 Kirkwood Specific Plan, the attached 2019/2020 Fishing Posters are hereby submitted on August 1, 2020.

Accepted by: _____ Date: _____

cc: ☒ (X) Amador County Planning
 ☒ (X) Alpine County Planning
 ☒ (X) El Dorado County Planning
 ☐ () PMC
 ☐ () KMR



August 1, 2020

Chuck Beatty, Amador County
Brendan Ferry, El Dorado County
Zach Wood, Alpine County

Subject: Mitigation Measure 4.03.1 (h) COA's 56 and 75 Fishing Regulations Poster

Mitigation Measure:

Kirkwood Mountain Resort will assist in educating Kirkwood residents and visitors about fishing regulations at Kirkwood Lake and with permission of the Forest Service, post such regulations at angler access points to the lake.

Kirkwood Mountain Resort (KMR) has posted the regulations at Kirkwood Lake as of August 1, 2020. All posters are now posted at the General Store, Kirkwood Station, Caples Lake, and Kirkwood Lake.

Please contact me should you need additional information or have any questions.

Thank you,

Matt Jones
VP & General Manager
Kirkwood Mountain Resort
P.O. Box 1
Kirkwood, CA 95646
(209) 258-7202
MJones@vailresorts.com

WELCOMES YOU TO FISHING AT
CAPLES LAKE

WELCOME TO CAPLES LAKE
Caples Lake is a beautiful body of water located in the heart of the San Geronimo National Monument. It is a popular destination for anglers and hikers alike. The lake is surrounded by dense forest and offers a peaceful setting for outdoor recreation.

FISHING REGULATIONS
Fishing is allowed in Caples Lake from May 1st to September 30th. The lake is stocked with rainbow trout and brown trout. Anglers must use a valid California fishing license and a valid San Geronimo National Monument permit. The lake is open to catch-and-release fishing only. No live bait is allowed. All fish must be released unharmed.

TROUT & SALMONIDES
Rainbow Trout: 12 inches long or less, 10 inches or less in weight.
Brown Trout: 12 inches long or less, 10 inches or less in weight.
Steelhead Trout: 12 inches long or less, 10 inches or less in weight.

WATERFOWL
Waterfowl hunting is allowed in the Caples Lake area. Hunters must have a valid California hunting license and a valid San Geronimo National Monument permit. The lake is open to waterfowl hunting from September 1st to November 30th. The lake is stocked with mallards and ducks.

BOATING
Boating is allowed in Caples Lake. Boaters must have a valid California boating license and a valid San Geronimo National Monument permit. The lake is open to boating from May 1st to September 30th. The lake is stocked with waterfowl.

OTHER REGULATIONS
Hiking is allowed in the Caples Lake area. Hikers must have a valid California hiking license and a valid San Geronimo National Monument permit. The lake is open to hiking from May 1st to September 30th. The lake is stocked with waterfowl.


Other Fishing Guide
For more information on fishing regulations, please visit the San Geronimo National Monument website. The website provides a comprehensive guide to fishing regulations and other information for visitors.

FREE FISHING BAIT
The San Geronimo National Monument provides free fishing bait for anglers. The bait is available in the Caples Lake area. Anglers must have a valid California fishing license and a valid San Geronimo National Monument permit to receive the bait.

SHIP ANCHORS
Boaters must anchor their ships in the designated anchorage area. The anchorage area is located in the Caples Lake area. Boaters must have a valid California boating license and a valid San Geronimo National Monument permit to anchor their ships.

Caples Lake 7/17/20

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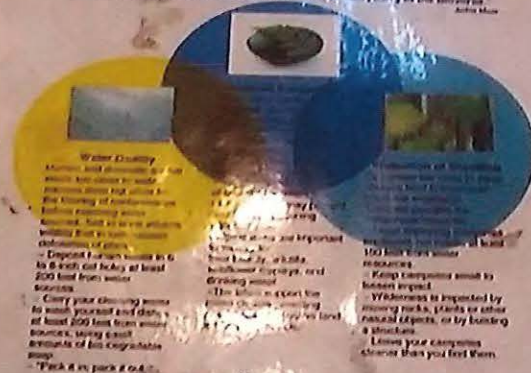

 State of New York
 1892
 UNITED STATES
 DEPARTMENT OF AGRICULTURE
 BUREAU OF PLANT INDUSTRY
 OFFICE OF THE CHIEF OF BUREAU
 WASHINGTON, D. C.
 1892

Kirkwood Lake 7/17/20

General Store 7/17/20

HELP US PROTECT AND PRESERVE OUR HIGH SIERRA LAKE

"When we try to pick and anything by hand we lose it. If we do not lose it, it is not ours."
— Henry David Thoreau



It is our responsibility and requires our personal commitment to protect the delicate ecological balance of the alpine jewels of the Sierra



The U.S. Fish & Wildlife Service and the State of California have agreed to a joint management of a number of lakes in the High Sierra region.



WELCOMES YOU TO FISHING AT CAPLES LAKE

TYPICAL FISH FOUND IN CAPLES LAKE



Rainbow Trout (*Oncorhynchus mykiss*) The Rainbow Trout is a dark colored gray-green color and has many dark spots on its back and on its belly. The belly is an off white and a few pink flanks.



Brook Trout (*Salvelinus fontinalis*) The Brook Trout has a dark olive back and flanks highlighted with a touch of red. It has gray and red spots on its belly and a belly color range from yellow to orange.



Golden Shiner (*Notropis cornutus*) Golden Shiners have a brown to orange color. They have yellowish green to orange scales. This fish has a mottled pattern on its back and the sides.



Brown Trout (*Salmo trutta*) Brown trout are similar to trout in a lake. The back is dark, the sides are light and have a mottled pattern.



Lake Trout (*Salvelinus namaycush*) Lake trout have light spots on its back and belly and a light mottled pattern.



Smallmouth Bass (*Micropterus dolomieu*) Smallmouth Bass are small, stocky fish with a mottled pattern. They have a mottled pattern on their back and sides.



Largemouth Bass (*Micropterus salmoides*) Largemouth Bass are larger than Smallmouth Bass. They have a mottled pattern on their back and sides.



Striped Bass (*Morone saxatilis*) Striped Bass are large fish with a mottled pattern. They have a mottled pattern on their back and sides.

CALIFORNIA FISHING LICENSE REQUIRED

Anyone 16 years of age or older must have a fishing license to take any kind of fish, shellfish, invertebrate, or aquatic animal in California.

GENERAL FISHING METHODS

All fish must be taken only by angling with one directly attached and live at one time. No use of net, trap, or other device that does not allow the fish to be released unharmed.

FAST FISH FOR THE SIERRA REGION

Live or dead fish must be used as bait or lure in the Sierra Region.

CATCH LIMITS

1 per day - 10 in possession after up to 10 additional trout per day from the 1st of the month until the 1st of the month.

HOW TO RELEASE FISH

1. Land your fish as carefully and as quickly as possible.

2. Try to avoid touching the fish from the head. Unnecessary handling and stress can be harmful.

3. Do not remove the fish, or touch its eyes or gills.

4. Remove only those hooks you can see and remove gently. After you do the fish must be released as quickly as possible.

5. Use artificial lures (no bait) to attract any fish. Artificial lures or baits with chemical lures are prohibited.

USE PROPER FISH CLEANSING METHODS

Proper Water Pollution. Do not clean fish in the lake and stream. Clean fish and away from lake and stream. Do not throw away the water or leave it on shore. Fish bones, scales, and entrails must be disposed of properly or avoid releasing them and leave. Do not clean fish or waste fishing in the stream. Water bodies may be used only for fishing activities for emergency use.

USE A FISH & GAME WASHING PAIL OR BAIT TO WASHING. If you are washing your fish, immediately call CALIF or our toll-free number. 800-333-3333, 24 hours a day, 7 days a week.

CALIFORNIA FISHING LICENSE MAY BE PURCHASED ONLINE. Information on how to purchase your license.

OR AT THE FISHING LICENSES. Caples Lake Resort, 111 Hwy 99, Kirkwood, CA 95305.

FREE FISHING DAYS. July 4th and September 4th. On these days only, ALL equipment is free. But NO money is required for the fishing license.

STOP AQUATIC NUTRIENTS. Please do not use any aquatic nutrients.

WELCOMES YOU TO FISHING AT KIRKWOOD LAKE

TYPICAL FISH FOUND IN LAKE KIRKWOOD



Rainbow Trout (*Oncorhynchus mykiss*) The Rainbow Trout is a dark colored gray-green color and has many dark spots on its back and on its belly. The belly is an off white and a few pink flanks.



Brook Trout (*Salvelinus fontinalis*) The Brook Trout has a dark olive back and flanks highlighted with a touch of red. It has gray and red spots on its belly and a belly color range from yellow to orange.



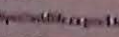
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Anyone 16 years of age or older must have a fishing license to take any kind of fish, shellfish, invertebrate, or aquatic animal in California.

GENERAL FISHING METHODS

All fish must be taken only by angling with one directly attached and live at one time. No use of net, trap, or other device that does not allow the fish to be released unharmed.

FAST FISH FOR THE SIERRA REGION

Live or dead fish must be used as bait or lure in the Sierra Region.

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1 per day - 10 in possession after up to 10 additional trout per day from the 1st of the month until the 1st of the month.

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3. Do not remove the fish, or touch its eyes or gills.

4. Remove only those hooks you can see and remove gently. After you do the fish must be released as quickly as possible.

5. Use artificial lures (no bait) to attract any fish. Artificial lures or baits with chemical lures are prohibited.

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CALIFORNIA FISHING LICENSE MAY BE PURCHASED ONLINE. Information on how to purchase your license.

OR AT THE FISHING LICENSES. Kirkwood Lake Resort, 111 Hwy 99, Kirkwood, CA 95305.

FREE FISHING DAYS. July 4th and September 4th. On these days only, ALL equipment is free. But NO money is required for the fishing license.

STOP AQUATIC NUTRIENTS. Please do not use any aquatic nutrients.

FISHING LICENSES MAY BE PURCHASED ONLINE

Information on how to purchase your license.

OR AT THE FOLLOWING LOCATIONS

Caples Lake Resort, 111 Hwy 99, Kirkwood, CA 95305.

Online Fishing Guide

The Fishing Guide contains information on fishing regulations, equipment, and more. Visit our website at www.fishingguide.com.

FREE FISHING DAYS

July 4th and September 4th. On these days only, ALL equipment is free. But NO money is required for the fishing license.

STOP AQUATIC NUTRIENTS

Please do not use any aquatic nutrients.

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1970-71 **1971-72** **1972-73** **1973-74** **1974-75** **1975-76** **1976-77** **1977-78** **1978-79** **1979-80** **1980-81** **1981-82** **1982-83** **1983-84** **1984-85** **1985-86** **1986-87** **1987-88** **1988-89** **1989-90** **1990-91** **1991-92** **1992-93** **1993-94** **1994-95** **1995-96** **1996-97** **1997-98** **1998-99** **1999-00** **2000-01** **2001-02** **2002-03** **2003-04** **2004-05** **2005-06** **2006-07** **2007-08** **2008-09** **2009-10** **2010-11** **2011-12** **2012-13** **2013-14** **2014-15** **2015-16** **2016-17** **2017-18** **2018-19** **2019-20** **2020-21** **2021-22** **2022-23** **2023-24** **2024-25** **2025-26** **2026-27** **2027-28** **2028-29** **2029-30** **2030-31** **2031-32** **2032-33** **2033-34** **2034-35** **2035-36** **2036-37** **2037-38** **2038-39** **2039-40** **2040-41** **2041-42** **2042-43** **2043-44** **2044-45** **2045-46** **2046-47** **2047-48** **2048-49** **2049-50** **2050-51** **2051-52** **2052-53** **2053-54** **2054-55** **2055-56** **2056-57** **2057-58** **2058-59** **2059-60** **2060-61** **2061-62** **2062-63** **2063-64** **2064-65** **2065-66** **2066-67** **2067-68** **2068-69** **2069-70** **2070-71** **2071-72** **2072-73** **2073-74** **2074-75** **2075-76** **2076-77** **2077-78** **2078-79** **2079-80** **2080-81** **2081-82** **2082-83** **2083-84** **2084-85** **2085-86** **2086-87** **2087-88** **2088-89** **2089-90** **2090-91** **2091-92** **2092-93** **2093-94** **2094-95** **2095-96** **2096-97** **2097-98** **2098-99** **2099-00** **2100-01** **2101-02** **2102-03** **2103-04** **2104-05** **2105-06** **2106-07** **2107-08** **2108-09** **2109-10** **2110-11** **2111-12** **2112-13** **2113-14** **2114-15** **2115-16** **2116-17** **2117-18** **2118-19** **2119-20** **2120-21** **2121-22** **2122-23** **2123-24** **2124-25** **2125-26** **2126-27** **2127-28** **2128-29** **2129-30** **2130-31** **2131-32** **2132-33** **2133-34** **2134-35** **2135-36** **2136-37** **2137-38** **2138-39** **2139-40** **2140-41** **2141-42** **2142-43** **2143-44** **2144-45** **2145-46** **2146-47** **2147-48** **2148-49** **2149-50** **2150-51** **2151-52** **2152-53** **2153-54** **2154-55** **2155-56** **2156-57** **2157-58** **2158-59** **2159-60** **2160-61** **2161-62** **2162-63** **2163-64** **2164-65** **2165-66** **2166-67** **2167-68** **2168-69** **2169-70** **2170-71** **2171-72** **2172-73** **2173-74** **2174-75** **2175-76** **2176-77** **2177-78** **2178-79** **2179-80** **2180-81** **2181-82** **2182-83** **2183-84** **2184-85** **2185-86** **2186-87** **2187-88** **2188-89** **2189-90** **2190-91** **2191-92** **2192-93** **2193-94** **2194-95** **2195-96** **2196-97** **2197-98** **2198-99** **2199-00** **2200-01** **2201-02** **2202-03** **2203-04** **2204-05** **2205-06** **2206-07** **2207-08** **2208-09** **2209-10** **2210-11** **2211-12** **2212-13** **2213-14** **2214-15** **2215-16** **2216-17** **2217-18** **2218-19** **2219-20** **2220-21** **2221-22** **2222-23** **2223-24** **2224-25** **2225-26** **2226-27** **2227-28** **2228-29** **2229-30** **2230-31** **2231-32** **2232-33** **2233-34** **2234-35** **2235-36** **2236-37** **2237-38** **2238-39** **2239-40** **2240-41** **2241-42** **2242-43** **2243-44** **2244-45** **2245-46** **2246-47** **2247-48** **2248-49** **2249-50** **2250-51** **2251-52** **2252-53** **2253-54** **2254-55** **2255-56** **2256-57** **2257-58** **2258-59** **2259-60** **2260-61** **2261-62** **2262-63** **2263-64** **2264-65** **2265-66** **2266-67** **2267-68** **2268-69** **2269-70** **2270-71** **2271-72** **2272-73** **2273-74** **2274-75** **2275-76** **2276-77** **2277-78** **2278-79** **2279-80** **2280-81** **2281-82** **2282-83**

[illegible]

2003 KIRKWOOD SPECIFIC PLAN MITIGATION MONITORING PLAN SUBMITTAL

To Whom It May Concern:

Pursuant to Mitigation Measure/COA # 93, 4.05 (j) of the 2003 Kirkwood Specific Plan, the attached Cultural History of Kirkwood California material is hereby submitted on August 1, 2020.

Accepted by: _____ Date: _____

cc: ☒ Amador County Planning
 ☒ Alpine County Planning
 ☒ El Dorado County Planning
 ☐ PMC
 ☐ KMR



August 1, 2020

Chuck Beatty, Amador County
Brendan Ferry, El Dorado County
Zach Wood, Alpine County

Subject: Mitigation Measure 4.05 (j) (COA 93) Educational Material Regarding Cultural Resources

Mitigation Measures

Educational literature will be developed by Kirkwood Mountain Resort to educate guests about the fragile and irreplaceable nature of cultural resources and the penalties for violation of state and federal laws related to cultural resources.

A brochure titled, "The Cultural History of Kirkwood California" has already been published and is available to the public throughout Kirkwood Mountain Resort. A copy is included. Also, per Mitigation Measure 4.12 (c) we post "Sensitive Resources" posters at local points of interests for our guests (General Store, Kirkwood Inn, The Lodge, Caples Lake, and Kirkwood Lake).

Please feel free to contact me if you need any additional information and have any questions.

Thank you,

Matt Jones
Vice President and General Manager
Kirkwood Mountain Resort
P.O. Box 1
Kirkwood, CA 95646
Phone: (209) 258-7202
MJones@vailresorts.com



HELP PRESERVE THE PAST

Remember, as you explore the Kirkwood region you are entering a historic area. You may find and pick up an arrowhead or a piece of pottery and wonder about the people who made it. Who were they? How did they live? When did they live?

By leaving these items as you found them, you will leave in place clues that could help us answer these very questions. If you take artifacts home with you, or move them to other spots, you may destroy clues to the past. Every artifact is not merely something to be held and examined, it is also a piece of a puzzle which, when put together with other pieces, allows us to unravel the mysteries of the past.

Please treat all historic and archaeological sites with care and respect when you visit them. Remember any unauthorized excavation, removal, damage, alteration or defacement of archaeological resources is against state and federal regulations.

Please report any undiscovered cultural or historical sites you may find to:

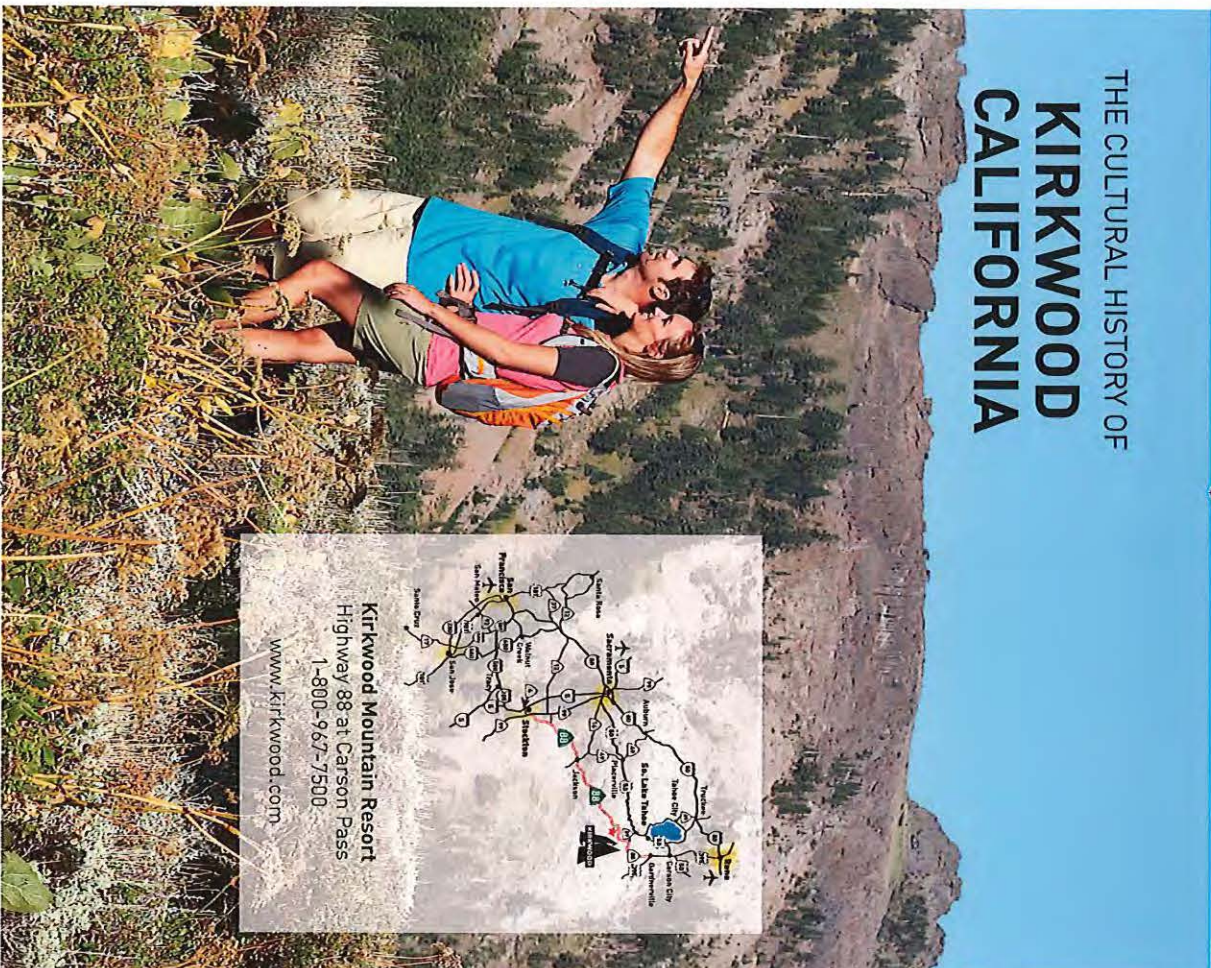


Kirkwood Mountain Resort
1-800-967-7500



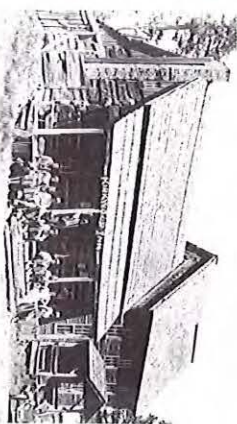
U.S. Forest Service
Amador Ranger District
(209) 295-4251

THE CULTURAL HISTORY OF KIRKWOOD CALIFORNIA



THE KIRKWOOD INN

Kirkwood Station, as it was originally called, soon became a hostelry, post office and stagecoach depot, which served many travelers through the Sierra in the late 1800s. In 2014, the Kirkwood Inn celebrated its 150th year of friendly western hospitality.



Today the Inn is a popular restaurant and bar located at Kirkwood's entrance on Scenic California State Route 88. The Inn sits on the point where Alpine, Amador and El Dorado counties' boundaries all meet. The Alpine/El Dorado county line actually runs right through the old bar room.



Zachariah S. Kirkwood chose this lush alpine valley for his summer ranching operations and settled here in the late 1850s. In 1861, he began the construction of the log cabin we know today as the Kirkwood Inn.





EARLY KIRKWOOD HISTORY

Kirkwood's mountains, valleys, lakes and rivers held a special place in the history of our country, having afforded many solace, shelter and opportunity through its abundant natural resources and unique location in the Sierra Nevada mountain range.

Some of the earliest travelers to the Kirkwood area were the Washoe, a tribe whose history spans nearly 9,000 years in the area. The Washoe people lived a seasonal and nomadic life. In the spring and summer months here the Washoe would hunt, fish, and collect medicinal plants, roots, and berries for the winter season. There are several places along the ridge tops where evidence of Kirkwood's early past can be found in lithic scatter areas. These are areas where cultural remains such as crude stone tools, spear heads and arrow head points can be found.



Like the Washoe before them, explorers, trappers and the early gold-seeking emigrants of the 1800s would find the barren mountaintops and ridges as the easiest of passable routes through the mountains during the snow months. These high altitude routes were favored for travel because their exposure to the wind would scour away the deep, impassable snow pack.



Christopher Hansen "Kit" Carson

One of the earliest documentations of travel in this area by European descendants can be found in the memoirs of Jedediah Strong Smith who is believed to have passed through this area as early as 1826. Kit Carson also explored near here on his many trapping and scouting trips as early as 1838.

Captain John C. Fremont led his exploration party, which included Kit Carson as a scout, through the Sierra in



January and February of 1844 in search of a passable route to Sutter's Fort in the California gold country. Following an old Native American trade trail, Fremont's party including 67 horses and mules first sighted Lake Tahoe on February 14, 1844, from the top of what is believed to be the nearly 10,067 foot Red Lake Peak.



John C. Fremont

Word of Fremont's successful passage through the Sierra spread, and by the summer of 1848, a battalion of Mormon soldiers attempted the same route in reverse, back to Salt Lake City from Sacramento. The soldiers cleared and charted Captain Fremont's route, making it accessible for their wagons. This trail became heavily traveled during the late 1840s and 1850s, and has had many names, including the Carson Emigrant Road, Amador Grade and the Carson Canyon Route. Today this popular route is widely known as the Mormon Emigrant Trail.

The Mormon Emigrant Trail passes through the Kirkwood mountain area, winding up over the saddle just south of

Thimble Peak, following approximately the same route as Kirkwood's Sunrise Chair #4. To this day, rust marks from the iron wagon wheels can be seen on the granite rocks along the route. Some scars on the trees made from the ropes and pulleys used to haul the heavy wagons up over the rugged terrain still remain. The trail continues around Emigrant Lake, located just south of Kirkwood's Iron Horse Chair #3, and then easterly along the south side of Caples Lake and up and over Carson Pass.



Covered Wagon Parked at Kirkwood

Regular mail delivery was established in the 1850s but was stopped during the winter months when deep snow closed the roads. In 1856, a Norwegian emigrant, Jon Torsleinson-Rue, nicknamed "Snowshoe Thompson," took on the mail delivery job.

Snowshoe became legendary as the only communication link over the Sierra during that time. He delivered the mail two to four times a month, for 20 years, and routinely passed through the Kirkwood area until 1876.



Snowshoe Thompson

Soon there became a greater need for a quick mail delivery system, and the Pony Express Company was born in January of 1860. A pony relay system of 120 stations was established across the west. For five weeks the Pony Express trail ran through Kirkwood before it was re-routed over the Kingsbury Grade to shorten the distance from Virginia City to Sacramento by 15 miles.

Newer and faster routes connecting emerging cities and towns resulted in fewer travelers taking the old Mormon Immigrant Trail. Over the next 100 years, the Kirkwood area would host mostly sheepherders and fishermen, few staying for very long.



Newspaper advertisement: "Wanted, Young, sturdy, wary fellows. Not over 18. Must be experienced. Willing to risk death daily. Obedience preferred."

In the late 1960s, Bud Klein, financier and ski enthusiast, arrived in the Kirkwood Valley and spent several years surveying the land he hoped would become the ski area now nestled in National Forest and Wilderness. After careful planning with many of the areas overseeing agencies, permission was granted to proceed with the development of what is now known as Kirkwood Mountain Resort. While many plans took longer than initially predicted, or were modified over the years, the vision originally articulated by Bud Klein remains true and is still the driving force in the valley today.

At the heart of it all is the essence of Kirkwood: respect for the environment, pioneering spirit, a sense of adventure, a love for the legends and lore of days gone by—its colorful past is forever intertwined into its future.

