

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, October 11, 2024

10:00 A.M.

Join Zoom Meeting:

<https://us06web.zoom.us/j/82362693912>

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

- A. Call to Order
- B. Approve Agenda
- C. Correspondence
- D. Minutes: April 12, 2024 & September 13, 2024
- E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items
- F. Agenda Items:

ITEM 1: Review and possible approval of a Variance at 34214 Freemont Rd., Kirkwood, CA, APN 026-141-005; Applicant: Seaver.

ITEM 2: Loop Road Discussion.

ITEM 3: Review and possible approval of a Use Permit Reapplication UP-24;10-2 KMR-Timber Creek Base for the Timber Creek Base Area Tent Facility; Applicant: Kirkwood Mountain Resort.

ITEM 4: Kirkwood Mountain Resort General Update.

- G. Adjourn

SUMMARY MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
April 12, 2024
10:00 A.M.
VIRTUAL MEETING

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

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

A. Call to Order:

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

Alpine County, Sam Booth; Amador County, Ruslan Bratan.

B. Approval of Agenda:

On a motion by Ruslan Bratan and second by Sam Booth the agenda was approved as published.

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

D. Minutes: December 8, 2023

On a motion by Ruslan Bratan and a second by Sam Booth, the minutes from December 8, 2023 were approved.

E. Public Matters not on the Agenda: None.

F. Agenda Items:

ITEM 1: Review and possible recommendation to the Amador County Planning Commission of an application for a variance to the front yard setback requirement to allow construction of a two-car garage and an enclosed unconditioned entry way addition approximately 19'-6" into the 25'-0" front setback for APN: 026-171-009.

Applicant: Richard Michelmoore and Joanne Fillatti

Representative: Richard Ecosense Designs Architecture

Supervisory District: 3

Location: 34100 Danburg Drive Kirkwood CA 95646 Amador County, CA

Mr. Bratan introduced the item and noted that applicant and architect were available for comments.

Anne-Flore Dwyer provided details regarding the need for the variance and explained how the proposed dwelling would be situated on the parcel, including impacts to snow storage areas.

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

KMPUD Assistant General Manager and Fire Chief Rick Ansel noted that the plans have not been formally reviewed by the Kirkwood Meadows Fire Protection District, but didn't see any issues with the initial review. He will defer all formal inspections and approvals to the Amador Fire Protection District. He continued that each time a variance is granted, it further removes snow storage area and becomes a more critical issue.

Mr. Bratan stated that the variance application was typical of those received for the Kirkwood area, and the process would be for the project to be reviewed by the Amador County Planning Commission and approved by the Board of Supervisors.

Mr. Booth agreed that the snow storage areas continue to be removed and noted that several properties in the vicinity of the applicant's parcel have been granted variances. He asked if the 5-foot setback noted on the site plans was a County setback or an HOA setback.

Ms. Dwyer stated that the 5-foot setback is an HOA setback. She noted that there is preliminary approval from the Kirkwood Meadows Association and that providing access to houses built before the HOA setback was established is tricky.

Mr. Booth asked for additional comment. There was none.

Upon a motion by Mr. Booth, seconded by Mr. Bratan, the Committee recommended approval of the variance to the Amador County Planning Commission.

G. Adjournment: The meeting was adjourned at 10:15. The next regularly scheduled meeting is scheduled for May 10, 2024, at 10:00 am.

SUMMARY MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
September 13, 2024
10:00 A.M.
VIRTUAL MEETING

Meeting link: <https://us06web.zoom.us/j/86354920362>

A. Call to Order:

The meeting was called to order by Brendan Ferry at 10:05 am. Members present were:

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

B. Approval of Agenda:

On a motion by Sam Booth and second by Chuck Beatty the agenda was approved as published.

C. Correspondence: Any correspondence received prior to publication of the agenda has been included with the packet. – None.

D. Minutes: April 2024 – minutes continued to October

E. Public Matters not on the Agenda:

- a. Reid Bennett made a comment about the privately owned property north of Hwy 88 going into a conservation trust.
- b. Jane Cook asked a question about the whisky alternate trail and it being sensitive land. She also mentioned her house being flooded. Ricky Newberry said it was an old mining road that turned into a multi-use trail and the resort did work to protect the creek and infrastructure (pump house).
- c. Rick Ansel asked about an update to Loop Road. Steve Hodgekins with Kirkwood that that culverts were cleaned today and we agreed to agendize the Loop Road discussion for October.

F. Agenda Items:

ITEM 1: Review and possible approval of Kirkwood Specific Plan Mitigation Monitoring Reports 4.1(ae) COA 32 Avalanche Forecasting Report and Snow Safety Program, 4.03.1 (h) COA's 56 and 75 Fishing Regulations Posters, 4.05 (j) COA 93 Cultural History of California, 4.07 (d) Parking Analysis, 4.09 (b) Snowmaking Noise Management Program, 4.10 (a) Employee Housing Report, 4.12 (c) COA's 140 and 169 Sensitive Resource Poster; Applicant: Kirkwood Mountain Resort.

Brendan Ferry opened the item and asked Kirkwood staff if there was any additional comment. There was none and the reports were stated to stand for themselves.

Staff mentioned that the sweeping report would come later in the year once the second round of required sweeping takes place in October.

Public Comment:

Rick Ansel asked about cars being turned away, continue to use CHP on big days? Dan Deemer – yes do have CHP on contract. But reservation system should largely address traffic congestion.

Reid Bennett – worked on original plan – how has parking changed? Approx 2,500 spaces shall be provided per mitigation plan. 2,484 is max number of spaces available. Actual parking lower due to snow.

Tri-TAC members agreed that the reports satisfied the requirements.

Sam Booth made motion to approve, with agreement to review sweeping reports in Nov. Chuck Beatty seconded the motion. All members were in favor.

ITEM 2: Kirkwood Mountain Resort General Update.

Ricky Newberry, general manager provided a resort update.

Tennis Courts – removed upper two tennis courts. Pulled out basketball courts due to disrepair. Hope to fix those hoops next year. Maintenance – need to prioritize chain link fence.

Conducted Audits – tennis courts used on 9 occasions. 7.5% of time during monitoring. Maintenance requirements dictate they can't focus a huge amount of time in this area. Didn't make the decision lightly. Building on 25 years at Kirkwood, and is deeply aligned with concerns of community. Benefiting Kirkwood as a whole is top priority.

Dan Deemer introduced the upcoming parking reservation system for 24/25. He is excited about it. Parking and congestion has long been an issue. It was announced in March. Every parking spot included on weekends and peak – 30% free. The rest free for carpool of 4 persons or more. Parkkirkwood.com – Oct 15 reservations released, website open Oct 1. 50% released and then tiered. No reservations needed weekdays, non-peak. Carpooling incentive is the key to visit free.

Bob Williams – how does a homeowner flag that they are headed to their home? Dan - No need for that.

Ricky – good summer of maintenance. Project work, employee houses and spaces. New roof on vehicle shop. Lift Maint team remodel at pump house and Snow guns. Planned opening Dec 6. Dead and dying trees a concern.

Sustainability and commitment to zero – diverted 12 tons of food waste in digester. Wants to open to community. Food and Bev focused on durables and not dispensibles. Renewable diesel is coming.

Sam Booth – comment on public comment on tennis courts. Permitting needed with Alpine. Zoning in Specific Plan. Greg Kiskenin did reach out to discuss partial demolition. Asked about what permits would be needed for that. Looked at project with Building Official – determined that permits were not needed at that point. Just recently, additional comments spurred another meeting with Ricky and Greg and looked at plans for the future. Within Kirkwood Specific Plan – is zoned OSR, open space and recreation. But doesn't limit Kirkwood as owner to remove those uses. Regulates what can be used in the future and can limit parking in future. They are discussing plans for future to see if a rezone or amendment to Specific Plan is needed.

Will Kirkwood leave lower tennis courts in place? – Ricky, yes lower courts remain. Pickleball net will last through fall. Tennis court reestablished where basketball hoops were. Notable cost of fence.

Chuck – significant public engagement for loop road and other parking. How did we get to this place where we're approving parking without community? Ricky – we are not there yet, more work to be done.

Brendan Ferry – discussed process and asked for clarity.

Public Comment:

William – not a fan of encroaching into interior near meadow. Not appropriate. Very residential area. Have people asking to use restrooms. Street is fairly narrow. Recreation – 7.5% not a big number, but does translate to several hours a day. Have a small amount of recreation space. Have other ideas for summer recreation use. How much rec. vs maintenance.

Carol – pres Palisades and owns four properties. Put in writing on what will happen to remaining courts. Owners not happy. July 6th not great day for public meeting. Will handicap parking be included?

Reid – multi level parking? Is that required?

Veronica – owner on Larkspur for 8 years. Oppose destruction of tennis courts without info dissemination. Opposed to converting to anything but recreational use. Wants to see plan. How is snow storage considered recreational? How survey done in June and early July? Ricky – snow storage is in the plan. And, two courts was thought to be sufficient.

Cecile – maintenance? Maintenance taken over by Vail and then destruction? Ricky – ultimately maintenance. Focusing on lower two.

John – KPS – Alpine County agreed to a 20 year lease and agreement, expired late 23. Parties did not agree to continue. KCA decided not to continue. Were on the hook to maintain center and Kirkwood Meadows Drive. Limited funds. Taxes limited. Wanted to focus dollars on road. 55,000 SF replaced.

Eric – Sandy submitted letter. Specific Plan amendments. Previous operator focused on real estate. Vail focused on epic pass. Parking can't be done in a piecemeal fashion.

Trevor – homeowner east meadows. Don't replace tennis courts with nonrecreation use. Snow storage plan

Bob Williams – what's done is done. But there are other alternatives for parking. Use two failed development properties near lifts. Dan – good point and we are exploring those options.

Tina Coleman – PUD Planning committee, etc. – feels disingenuous calling it snow storage, when it was mentioned as parking. Recreation is a tiny percentage of land.

Richard – Summer recreation – what's gone – ropes course, climbing wall, lift access mtn bike, stables and now tennis courts. Very few acres for recreation, don't turn into parking lot.

Peter – will snow storage be different than what you've done in the past. Concerned about proximity to playground. Ricky – agrees playground is precious. Snow storage doesn't change as its been in place since 2017. Not the only ones doing snow removal there. Do our best.

Jane Cook – Alpine County use tax dollars to continue with maintenance. Alpine paid with state money in 2003 to refinish courts. Her opinion that this was a County park.

Susan Miller – bought place 5 or 6 year ago. Understand limited amenities. Unconscionable to remove recreation. Planners made a mistake and weren't

transparent. Wants to see Vails plans. Lines on courts are hard to follow. Storage on courts

Gene – amazed at linkages that are showing up. Seems like things need to be linked differently. KCA make some money on parking. Alpine county not repairing road.

Dana – homeowner. Wants positive development of valley. Concerned with Audit timing of tennis courts, too early. What does Vail need to go through to change zoning? What is open space?

Sam – specific plan amendment and zoning amendment with Tri-TAC recommendation. Several meetings and environmental review. Alpine County PC makes recommendation to Alpine Board. Noticing. Specific Plan Table 4.3 allowable uses – definition.

Lisa – loves when son gets to use tennis courts and off screens.

Jonele – what percentage of tax paid to Alpine County comes back to residents?

Sam – shoot me an email. Civic Fund – collected from taxes. Restaurants are closed more.

How is overnight parking treated in reservation system? Dan – no change to overnight parking policy.

John Reiter – community passionate, encourage folks to go to Board meetings.

This item was informational only – no Tri-TAC vote.

ITEM 3: Review and possible approval of two Variances at 301 Larkspur Drive; Kirkwood, CA; Applicant: Andy Nolting.

Brendan Ferry introduced the item and after some tech difficulties – Sam Booth with Alpine presented. Two variances are contemplated. Alpine County development standards must be complied with. First variance - Applicant wants less than 80 degree alignment, which is less than 90 deg standard. Second variance - is building envelope encroachment where corner of proposed building is outside of building envelope. Ryan Spreeman with RO Andersen presented specifics. Design challenges with slope.

Public Comment:

Rick Ansel – 9.9 percent and the way the driveway is designed won't allow optional snow removal on this driveway.

Richard – homeowner on east meadows – concerned that PUD is not going to do snow removal on this property.

Veronica – larkspur owner. Agrees with previous concerns.

Alpine County Planning Commission is Sept. 26 at 1:00 for approval consideration.

Sam – asked Ryan about design with driveway for runoff. Driveway will be heated.

Rick – propane tank going where snow storage is going? Ryan – doesn't think it's the same area.

Brendan Ferry made a motion to approve, Sam Booth seconded. All members in favor.

It was determined that LOS Analysis will be next year

G. Adjournment: The meeting was adjourned at 12:15. The next regularly scheduled meeting is scheduled for October 11, 2024, at 10:00 am.

**STAFF REPORT TO: TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
FOR MEETING OF: OCTOBER 11, 2024**

ITEM __ Request for a variance (V-24;9-1 Seaver) from the front yard setback requirement, to allow construction of a 2-car attached garage, covered unconditioned walkway addition, and a 315-sq. ft. Accessory Dwelling Unit (ADU), accessory to the existing single-family dwelling. The proposed project will encroach a total of 20 ft. into the existing 25 ft. setback. APN: 026-141-005

Applicant: John and Jenny Seaver

Supervisory District: 3

Location: 34214 Fremont Rd., Kirkwood, CA 95666

A. General Plan Designation: SPA, Special Planning Area

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

C. Acreage Involved: 0.25 acres

D. Description: The applicant has requested a variance from Amador County Code §19.24.040 (R1 district regulations--generally.), which requires a twenty-five (25) foot front setback to allow for the construction of a 2-car garage, covered unconditioned walkway addition, and 315- sq. ft. Accessory Dwelling Unit (ADU). The location of the project as proposed requires a variance from County Code §19.24.040, R1 district regulations--generally which requires a 25-foot front setback. There is an existing residence on the property for which the proposed project is considered an accessory use.

If the Variance is approved, prior to issuance of any building permit the applicant may have to abandon the public utility easement included within the 25' front setback. All necessary building permits shall be obtained from the Amador County Building Department for construction of the proposed structure.

Standard Variance Findings:

1. This variance does not constitute the granting of a special privilege inconsistent with the limitations to which other lots in the vicinity with like zoning are subject;
2. Due to the location of the existing dwelling and the slope of the lot, the strict application of the front building setback is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under identical zone classifications; and
3. This variance will not have a significant adverse effect on the environment and is categorically exempt according to Section 15305(a), Class 5 of the State CEQA Guidelines (minor setback variance not resulting in the creation of any new parcel) and a Notice of Exemption will be filed with the County Recorder.

E. Staff Review and Recommendation: As part of the preliminary review process, this project is being sent to County staff and local agencies for their review and comment. Project recommendations and findings will be forwarded to the Amador County Planning Commission for their consideration. At this time staff anticipates the project will be Categorical Exempt from CEQA.



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
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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 \$_____
- _____ 7. AFD fee of \$_____
- _____ 8. 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."*

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: _____

Date Filed: _____ File No. _____

Applicant/

Developer _____ Landowner _____

Address _____ Address _____

Phone No. _____ Phone No. _____

Assessor Parcel Number(s) _____

Existing Zoning District _____

Existing General Plan _____

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies _____

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 9/24/24


(Signature)

For _____

INDEMNIFICATION

Project: _____

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

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

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

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

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

Applicant:



Signature

Owner (if different than Applicant):



Signature

19.52.050 Action by board of supervisors.

The board of supervisors shall consider the variance application within sixty days after receipt of the planning commission report and if the board of supervisors finds that the qualifications under Section [19.52.020](#) apply to the land, building or use for which variance is sought, and that such variance is in harmony with the general purposes of this title, said board shall grant such variance. The board may designate such conditions in connection with the variance as it may deem necessary to secure the purposes of this title and may require guarantees and evidence. (Ord. 351 §13.4, 1962).

19.52.060 Revocation.

A. In any case, where the conditions of granting of a variance have not or are not complied with, the planning commission shall give notice to the permittee (of intention to revoke such variance) at least ten days prior to a hearing thereon. After conclusion of the hearing, the planning commission may revoke such variance. Such revocation shall be subject to confirmation by the board of supervisors.

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. (Ord. 351 §13.5, 1962).

19.52.070 Effect.

No building or zoning permit shall be issued unless in accordance with the conditions and terms of the variance granted. (Ord. 351 §13.6, 1962).


Seaver Residence Garage and ADU Addition
Amador County- Variance Application

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

- 1. Site Size**
9,571 SF
- 2. Square Footage of Existing/Proposed Structures**
Existing SF: 2,313 SF
Proposed Additional SF: 553 SF in the garage and 315 SF for the ADU
- 3. Number of Floors of Construction**
2 Floor of construction
- 4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)**
4-Off Street Parking Spaces
- 5. Source of Water**
Kirkwood Meadows Public Utility District
- 6. Method of Sewage Disposal**
Kirkwood Meadows Public Utility District
- 7. Attach Plans**
See attached
- 8. Proposed Scheduling of Project Construction**
April 2025
- 9. If project to be developed in phases, describe anticipated incremental development.**
N/A- Scope of Project to be completed together
- 10. Associated Projects**
N/A
- 11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.**
See attached Plot Plan.
- 12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.**
Scope of work is for (E) Single Family Residence on APN 026-141-005.
- 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.**
N/A
- 14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.**
N/A
- 15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.**
N/A

16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

Project scope involves the application and review of a variance to encroach a proposed garage and covered walkway within the 25' - 0" Front Setback. Proposed project scope does not encroach into KMAPCs 5' - 0" garage setback.

Anne-Flore P. Dwyer


Amador County Variance Application
34214 Fremont Road
Kirkwood CA 95646
APN: 026-141-005-000
KMA Lot #05

September 16, 2024

This letter is in request for a variance to the Amador County Development Code front setback requirement in conformance with KMAPC Design Guidelines. Variance request is for the development of a proposed 2 car garage and covered unconditioned walk way addition within the 25'-0" Front setback to a existing single family residence located at APN: 026-141-005-000 (KMA Lot #5). In addition to the two car garage and covered entry way, an additional dwelling (ADU) is also being proposed as part of the total project.

The existing residence consist of a two story single family home and conditioned basement. The home is access by parking in a community parking area across the street and by walking down a gravel pathway to the residence. The existing site is 9,571 square feet with an allowable 2,871 square feet of lot coverage (30%). The coverage of the existing residence and deck totals 1,467 square feet (15%). The proposed addition, proposes an additional 1,160 square feet of coverage for a proposed total coverage of 2,627 square feet (27% coverage).

The existing electrical meter and propane connection will remain at the existing enclosed space on the south facade of the existing residence. No changes are being proposed to the existing water, or sewer connections.

Due to existing conditions and site constraints we are requesting a variances to allow the addition of a two-car garage to encroach 19'-0" into the front setback with a 1'-0" overhang for a total of 20'-0" of encroachment into the 25'-0" front setback. The proposed remains 0' - 0" outside the 5'-0" garage setback required by the KMAPC Design Guidelines.

The proposed two-car garage and driveway will provide two enclosed parking spaces and two uncovered parking spaces, helping to reduce the quantity of cars using the shared parking pad on Fremont Road. The proposed covered walkway is accessed on the Northside of the proposed garage. This configuration allows for covered access into the residence and proposed ADU. This project also proposes minimal and gradual grading at the front of the site to accommodate the finish floor of the proposed garage and appropriate driveway sloping.

The residences located on adjacent properties remain a significant distance away from the proposed garage addition, setback encroachments and adequate space is still provided for snow storage to the North West and South West of the proposed driveway/garage.

The proposed addition will provide for improved safety and accessibility to the existing residence, reduce strain of parking pad use and does not negatively impact the adjoining properties, residences or snow storage.

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

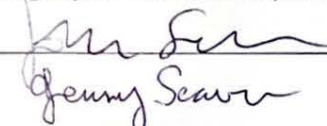
Scope of Construction Project (or Description of Work): Propose work includes a 2 car garage, covered walkway and a ADU addition to a (E) single family residence. Additionally 2 paver patios are also proposed. No Changes to existing utilities.

Project Address: 34214 Fremont Road, Kirkwood, CA 95646, Amador County

Name of Authorized Agent: EcoSense Designs, Attn: Anne-Flore Dwyer Telephone Number: (530) 214-0864

Address of Authorized Agent: 960 Emerald Bay Road, Unit 6/7, South Lake Tahoe, CA 96150

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Note: A copy of the owner's driver's license or form notarization must be presented to the Building Department when the permit is issued to verify the property owner's signature.

Property Owner's Signature:  Date: 9/16/2024
Jenny Seaver 9/16/2024

**COPY DRIVERS LICENSE OR ID IN THE SPACE BELOW
FOR SIGNATURE VERIFICATION**

SITE PLAN

SCALE 1/16" = 1'-0"

- KEYNOTES
1. PROPOSED BUILDING AREA WITHIN AMADOR COUNTY FRONT SETBACK

2. PROPOSED BUILDING AREA

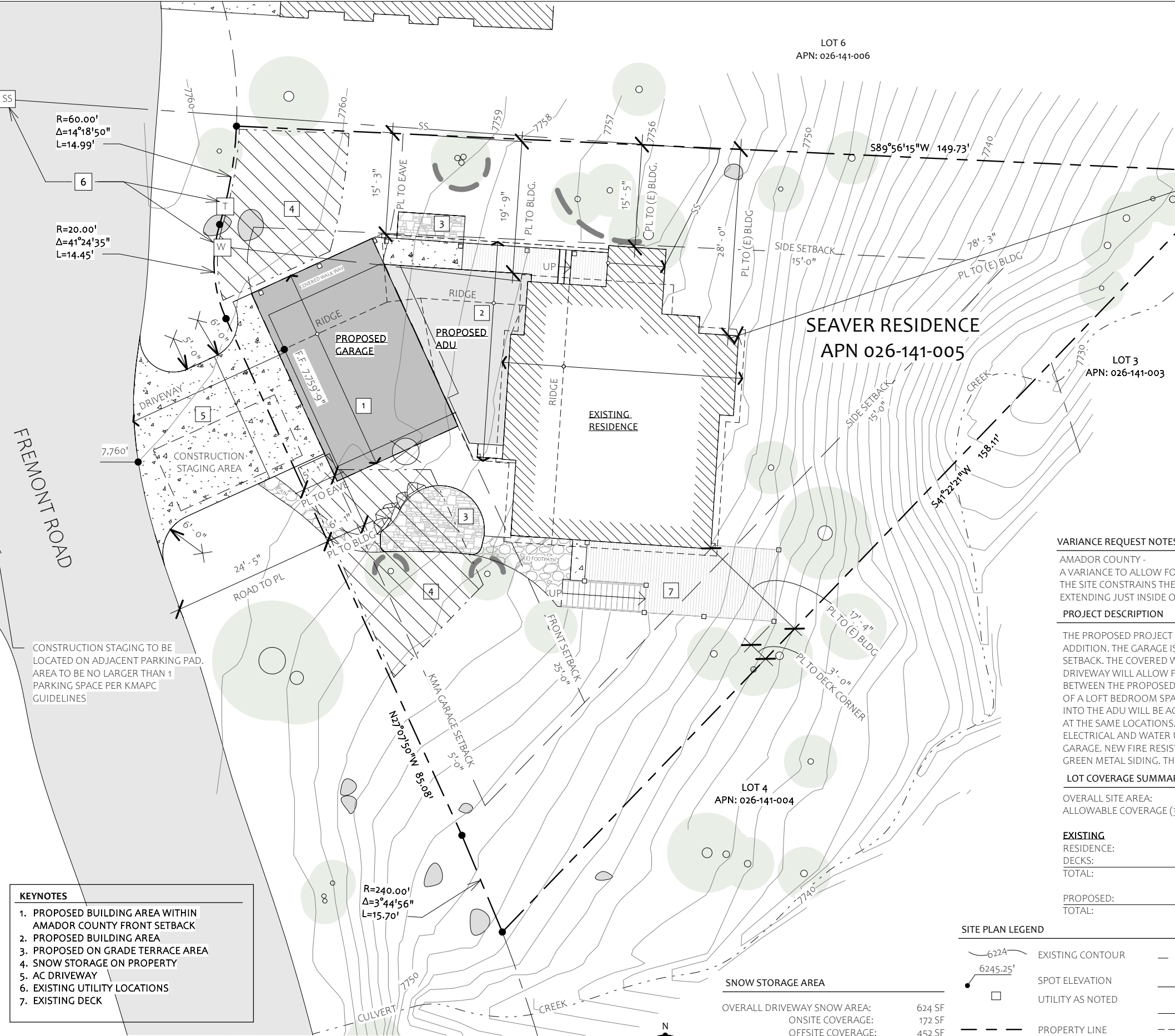
3. PROPOSED ON GRADE TERRACE AREA

4. SNOW STORAGE ON PROPERTY

5. AC DRIVEWAY

6. EXISTING UTILITY LOCATIONS

7. EXISTING DECK



SNOW STORAGE AREA	
OVERALL DRIVEWAY SNOW AREA:	624 SF
ONSITE COVERAGE:	172 SF
OFFSITE COVERAGE:	452 SF
NORTH SNOW STORAGE AREA:	392 SF
SOUTH SNOW STORAGE AREA:	500 SF
TOTAL:	892 SF (>100%)

SITE PLAN LEGEND			
	EXISTING CONTOUR		BUILDING SETBACK & EASEMENT LINES
	SPOT ELEVATION		VEGETATION PROTECTION FENCING
	UTILITY AS NOTED		EROSION CONTROL BARRIER
	PROPERTY LINE		ROOF OUTLINE
	BUILDING FOOTPRINT		VARIANCE OUTLINE
	UTILITY LINE		DRAINAGE FLOW LINE

VARIANCE REQUEST NOTES

AMADOR COUNTY -

A VARIANCE TO ALLOW FOR A 2-CAR GARAGE TO BE LOCATED IN THE FRONT SETBACK ON LOT 5 IS BEING REQUESTED. DUE TO THE SITE CONSTRAINS THE GARAGE WOULD BE LOCATED A MINIMUM OF 7'-0" FROM THE PROPERTY LINE, WITH THE ROOF EXTENDING JUST INSIDE OF THE KMA 5'-0" GARAGE SETBACK.

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF A TWO CAR GARAGE AND ACCESSORY DWELLING UNIT WITH A COVERED WALKWAY ADDITION. THE GARAGE IS LOCATED WITHIN THE 25'-0" FRONT SETBACK BUT OUTSIDE OF THE KMA 5'-0" FRONT GARAGE SETBACK. THE COVERED WALKWAY EXTENDS TO THE EXISTING MAIN RESIDENCE ENTRY. THE PROPOSED GARAGE AND DRIVEWAY WILL ALLOW FOR PARKING FOR UP TO 4 VEHICLES. THE ACCESSORY DWELLING UNIT (ADU) IS TO BE LOCATED BETWEEN THE PROPOSED GARAGE AND EXISTING RESIDENCE CONNECTING THE TWO STRUCTURES. THIS ADU WOULD CONSIST OF A LOFT BEDROOM SPACE, LIVING/DINING/KITCHEN AREA AND A SINGLE BATHROOM/LAUNDRY AREA. THE PROPOSED ENTRY INTO THE ADU WILL BE ACCESSED BY THE COVERED WALKWAY. THE RESIDENCES EXISTING UTILITY LOCATIONS ARE TO REMAIN AT THE SAME LOCATIONS. THE ADU WILL BE PROVIDED WITH A SEPARATE HEATING UNIT AND TIE INTO THE EXISTING ELECTRICAL AND WATER UTILITY LINES. A PATIO IS ALSO PROPOSED IN FRONT OF (E) RESIDENCE TO THE SOUTH OF THE GARAGE. NEW FIRE RESISTANT SIDING AND ROOFING ARE PROPOSED AT THE GARAGE AND ADU WITH NEUTRAL BROWN AND GREEN METAL SIDING. THE PROPOSED ROOFING WILL MATCH THE APPROVED METAL ROOFING OF THE EXISTING RESIDENCE.

LOT COVERAGE SUMMARY	
OVERALL SITE AREA:	9,571 SF
ALLOWABLE COVERAGE (30%):	2,871 SF (30%)
EXISTING	
RESIDENCE:	1,200 SF
DECKS:	267 SF
TOTAL:	1,467 SF (15%)
PROPOSED:	
TOTAL:	1,160 SF
	2,627 SF (27%)

AREA SUMMARY	
TOTAL CONDITIONED SPACE:	2,313 SF
TOTAL UNCONDITIONED SPACE:	1,088 SF
TOTAL ADU SPACE:	315 SF
TOTAL DECK/PATIO AREA:	478 SF
(E) CONDITIONED SPACE	
(E) LOWER LEVEL:	638 SF
(E) MAIN LEVEL:	1,114 SF
(E) UPPER LEVEL:	561 SF
TOTAL (E) CONDITIONED SPACE:	2,313 SF
(E) UNCONDITIONED SPACE	
(E) LOWER LEVEL:	455 SF
(E) MAIN LEVEL:	54 SF
(E) UPPER LEVEL:	44 SF
TOTAL (E) UNCONDITIONED SPACE:	553 SF
(E) DECK:	316 SF

PROPOSED SPACES:	
ADU:	315 SF
GARAGE:	535 SF
PATIO:	162 SF

- SITE NOTES
1. TOPOGRAPHIC SURVEY:

A. TOPOGRAPHIC AND OTHER SURVEY INFORMATION OBTAINED FROM A SURVEY PREPARED BY CONFLUENCE LAND SURVEYING DATED OCTOBER 2023.

B. TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN, TREE LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD.

2. TOPOGRAPHY, SPOT ELEVATIONS AND TREES ON SITE PLAN WHICH AREA SHOWN OUTSIDE OF AREA OF SURVEY HAVE BEEN DEDUCED FROM EXTENSION OF SURVEY COMPONENTS AND SITE VISIT. ALL ELEVATIONS AND GRADE ARE TO BE VERIFIED AND COORDINATED IN THE FIELD. FINAL ELEVATIONS FOR ADDITION AND CONNECTION TO EXITING STRUCTURES TO BE VERIFIED AND COORDINATED IN THE FIELD.

3. EXISTING UTILITIES: EXISTING UTILITIES SHOWN ARE APPROXIMATE FROM SURVEY AND SHALL BE VERIFIED IN FIELD

4. GRADING/DRAINAGE: SLOPE ALL GRADES ADJACENT TO FOUNDATIONS AWAY FROM THE BUILDING A MINIMUM OF 5%. MAINTAIN THE 5% SLOPE FOR A MINIMUM DISTANCE OF 10' AWAY FROM THE STRUCTURE OR TO AN APPROVED DRAINAGE FACILITY.

5. CONSTRUCTION MANAGEMENT PLAN:

A. ACCESS: CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY.

B. PROVIDE ONGOING PROTECTION OF EXISTING VEGETATION DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.

C. PARKING: COMPLY WITH REQUIREMENTS OF THE HOA.

D. MATERIAL STORAGE/DELIVERY: ALL BUILDING MATERIALS, EQUIPMENT, AND MACHINERY, ARE TO BE DELIVERED TO AND REMAIN WITHIN THE IMPROVEMENT ENVELOPE AND THE BOUNDARIES OF THE AREA OF DISTURBANCE.

E. DEBRIS AND WASTE REMOVAL: CLEAN UP TRASH AND DEBRIS AT THE END OF EACH DAY. REMOVE FROM THE CONSTRUCTION SITE AT LEAST ONCE A WEEK. CONSTRUCTION SITE SHALL BE KEPT NEAT AND SHALL NOT BE AN EYESORE, NUISANCE, OR DETRIMENT TO NEIGHBORING PROPERTIES.

F. 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.

G. TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.

H. PORTABLE TOILET & DUMPSTER SHALL BE LOCATED IN A LOCATION APPROVED BY THE HOA.

6. DRIVEWAY SHALL COMPLY WITH THE FOLLOWING STANDARDS.

A. DRIVEWAY GRADE SHALL NOT EXCEED 10% MAXIMUM. SEE AMADOR COUNTY FIRE STANDARD DRIVEWAY AND PRIVATE DRIVEWAY DETAILS.

7. ALL CONSTRUCTION ACTIVITIES TO BE COMPLETED IN CONFORMANCE WITH ALL AGENCIES HAVING JURISDICTIONAL REQUIREMENTS.

ECOSENSE DESIGNS

ARCHITECTURE & PLANNING

SHEET TITLE

PLOT PLAN

SEAVER RESIDENCE

34214 FREMONT ROAD

KIRKWOOD, CA 95646

APN: 026-141-005

SCALE

1/16" = 1'-0"

DATE

09/05/24

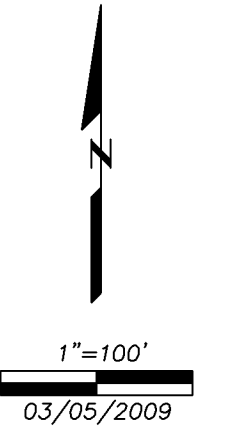
REFERENCE

REVISIONS

A1.2.1

Map changes become effective with the 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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

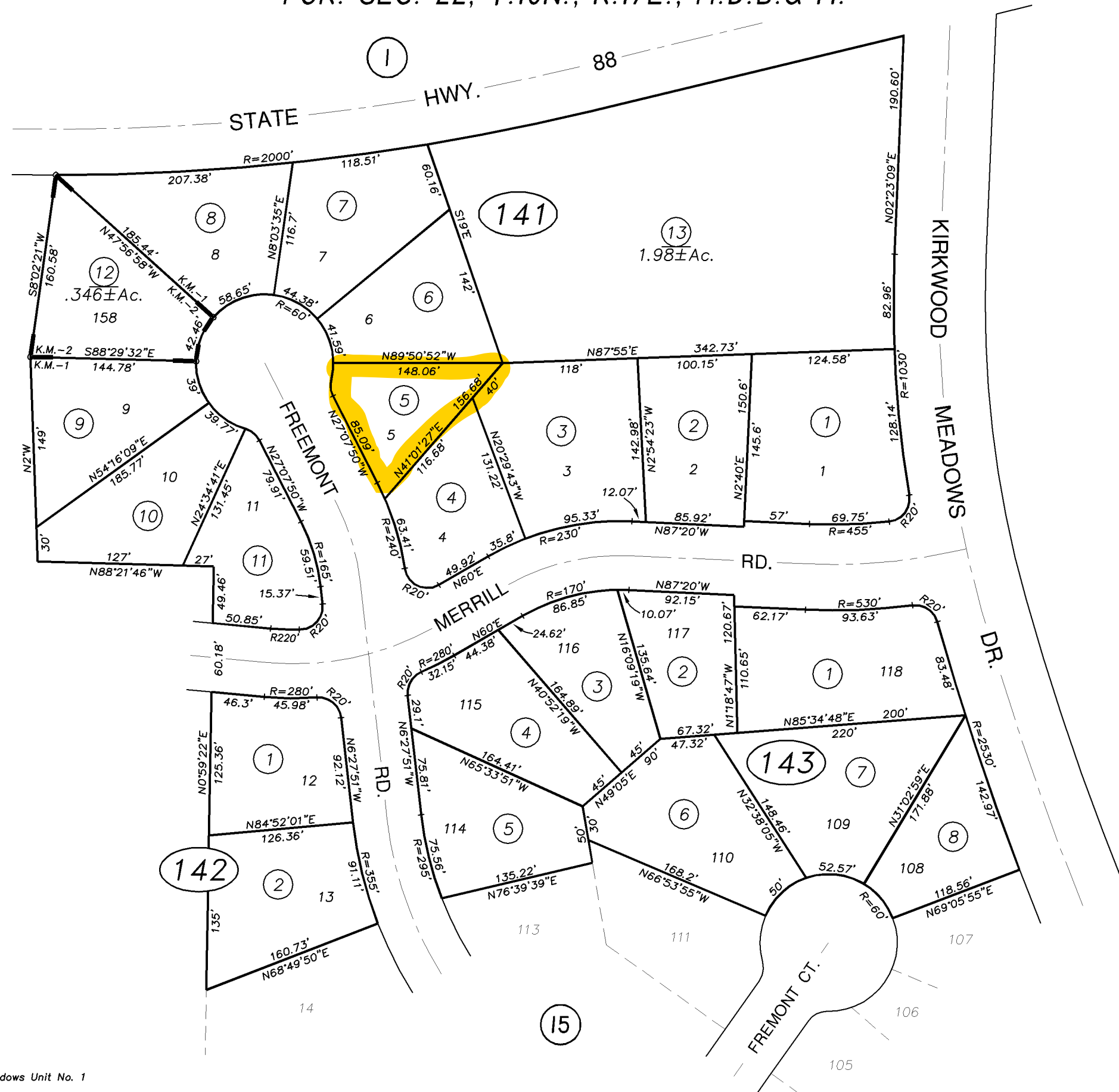


1

1

18

15





Variance package for APN 026-141-005

Jennifer Brumm <jennifer.brumm@ecosensedesigns.com>

Wed, Sep 25, 2024 at 3:12 PM

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

Cc: Anne-Flore Dwyer <ecosense.design@gmail.com>, John Seaver <john.c.seaver@gmail.com>

Hi Krista,

Thank you for the updated fee information. Attached are the sheets that were mentioned needing to be signed.

The ADU is to be rented out as employee housing to help with the growing need up there. As shown on the plot plan the ADU is to be 315 Sq Ft. With 1 bath, kitchen and sleeping loft. Access is to be under the covered walkway along the Northside and across from the paver patio on the north. The complete ADU (access include) in behind the 25' setback.

The Kirkwood Meadows planning committee, KMAPC has reviewed the project and has given us preliminary approval for the project. The KMAPC had zero comments against the project.

[Quoted text hidden]

On Sep 23, 2024, at 12:23 PM, Amador County Planning Department <planning@amadorgov.org> wrote:

Hi Jennifer,

I gave a brief scan of the materials and it looks almost ready for submittal. We will still need signatures on the Environmental Information Form, Indemnification, and at the bottom of the Variance Regulations (there's no line, so at the bottom of the page should be okay), and you can fill in the Zoning and General Plan Info which is PD-SR, Planned Development-Single Family/Duplex Residential Zone and SPA, Special Planning Area General Plan. The Fees have been updated as of the 24-25 fiscal year, so the new fees, including the \$753 application and \$50 admin fee, total \$803.00.

I also wanted to inquire whether the ADU is proposed to be employee housing, occupied by the property owners, or rented out. If the latter is the case, rentals would need to be for periods exceeding 30 days, minimum, as the County Code restricts ADU rentals to long-term rentals only. Because the ADU is proposed within the setback area necessitating the variance, please provide a little more detail regarding this unit, primarily the access points (ingress/egress) points of the residence. More detailed information will be required at the time of permitting.

You may want to initiate contact with the applicable HOA in this development as Planning will require review by their board of the proposed project prior to issuance of building permits. If this project has already been reviewed by the HOA, please include their comments as part of the application packet.

Tri-TAC meetings are scheduled for the second Friday of every month so once we receive the updated application we should be able to forward the packet for review for the October 11th meeting.

Thanks and please let me know if you have any questions,

Krista Ruesel, Planner
Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380
planning@amadorgov.org

On Mon, Sep 16, 2024 at 1:56 PM Jennifer Brumm <jennifer.brumm@ecosensedesigns.com> wrote:

Hello,

Please find attached Variance Application packet for APN 026-141-005. Please let us know if the fees are still \$788 (\$738 application fee + \$50 recording admin fee). If that is correct John Seaver (the homeowner and cc'd on this email) will either send in a check made payable to the Amador County Planning Department, or make a credit/debit card payment over the phone (including the approximate 3% fee for all card payments).

Please advise us on the meeting schedule, We like to attend all meetings to answer any questions.

Thank you,

Jennifer Brumm

Project Manager

Ecosense Designs: Architecture & Planning

Jennifer.brumm@ecosensedesigns.com

O: (530) 214-0864

C: (530) 306-7485

<http://ecosensedesigns.com>

2 attachments



Variance Project Description-Seaver.pdf

173K



Variance Application-Seaver_executed.pdf

1194K

TECHNICAL MEMORANDUM

DATE: September 2, 2022

TO: Greg Kiskinen
Director of Base Area Operations
VAIL RESORTS

FROM: Ryan Spreeman P.E. (Nevada)
Robert Anderson, P.E., CFM, WRS
R.O. ANDERSON ENGINEERING, INC.

SUBJECT: Hydrologic Analysis for
the Loop Road Parking Improvements
Kirkwood Mountain Resort, California



Introduction

The purpose of this Technical Memorandum is to present the results from the hydrologic analysis comparing the change in the peak runoff discharge for the Loop Road parking improvements. The extent of the analysis corresponds to the improved area and includes a total of 1.3 acres in Alpine County (APN 06-020-019) and in Amador County (023-270-027), California. The proposed improvements consist of grading within and adjacent to the Loop Road right-of-way to create space for additional parking area. The regraded parking areas will be pervious with the soil types and landcovers described herein, and preserve the drainage patterns for the pre-developed condition. The results of the hydrologic analysis indicate an immaterial increase in runoff generated by the 25-year 24-hour storm event for the proposed parking improvements.

Hydrologic Conditions

The analyzed subbasin consists of 1.3 acres and includes the regraded parking areas, the slopes adjacent to Loop Road, and the existing Loop Road impervious surfaces. The subbasin extends from the Kirkwood Meadows Drive and Loop Road intersection to the outfall of the existing 36-inch culvert. This culvert, although partially buried, perpetuates stormwater beneath Loop Road to the Kirkwood Meadows wetlands. This existing culvert is not affected by the proposed project improvements. An exhibit of the analyzed subbasin is provided as an enclosure to this Technical Memorandum.

For the pre-developed condition, the area analyzed includes the existing impervious surfaces and previously disturbed open spaces that are characterized by sparse trees, forest litter, and grasses with less than 30-percent ground cover. The Natural Resources Conservation Service (NRCS) web-based soil maps show that the contributing watershed soils consist of Andic Cryumbrepts-Lithic Cryumbrepts association with a corresponding Hydrologic Soil Group of B. These existing undeveloped areas were assumed to be open spaces in "poor" condition and have a correspond NRCS curve number of 79. The weighted average of the corresponding

September 2, 2022
Page 2 of 2

NRCS curve numbers for the pre-developed condition is 88. A detailed description of contributing watershed soils and the hydrologic soil group properties of each soil can be found in the NRCS Custom Soil Resource Report and Hydrologic Soil Group Map provided as an enclosure.

For the post-developed condition, the added parking areas are assumed to be a compacted aggregate base with a gravel overlay and have a corresponding NRCS curve number of 82. When combined with the existing impervious surfaces, the weighted average of the corresponding NRCS curve numbers for the pre-developed condition is 89. All curve number values were selected from the NRCS TR-55's Table 2-2a.

The subject property is shown to be in Zone 'X' and is determined to be outside of Special Flood Hazard Area (SFHA) as identified in the Flood Insurance Rate Map (FIRM) Panel 06005C0050F, issued by Federal Emergency Management Agency (FEMA) and last revised on May 20, 2010.

Results and Summary

Due to the specificity by which landcover can be represented as a numeric value, the NRCS curve number method was used to model the pre-developed and post-developed storms. Precipitation data was obtained from the *National Oceanic and Atmospheric Administration (NOAA) Atlas 14, Volume 1*. The Time of Concentration, t_c , within the limited subbasin was assumed to be a minimum of 10-minutes. It was determined that a 24-hr storm with a recurrence interval of 25 years would generate a peak flow rate of approximately 10 cfs for both the pre-developed and improved conditions for the project subbasin. Output hydrographs and associated calculations can be found as enclosures to this Technical Memorandum.

The Loop Road parking improvements as submitted for consideration by the Tri-County Technical Advisory Committee and by Amador and Alpine Counties will generate an immaterial increase in runoff, and no significant measures will be needed to contain the onsite discharge as it specifically relates to the scope of this project.

If upon your review of this information, should you have any questions, please do not hesitate to contact me directly.

End of Technical Memorandum

Enclosures



SCALE: 1" = 40'

LEGEND

- AREA OF STUDY
- CONSERVATION EASEMENT
- SUB-BASIN BOUNDARY



REVISION BLOCK	BY

R/O Anderson
 800 E. Sherman Ave.
 P.O. Box 2000
 Aspen, CO 81602
 Phone: 970.925.1234
 Fax: 970.925.1234

LOOP ROAD IMPROVEMENTS VAIL RESORTS

DRAINAGE EXHIBIT

DRAWN: MCJ
 ENGINEER: RTS
 SCALE: AS SHOWN
 DATE: 04.02.2022



NOAA Atlas 14, Volume 6, Version 2
Location name: Kirkwood, California, USA*
Latitude: 38.6902°, Longitude: -120.0731°
Elevation: 7769.75 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.169 (0.147-0.197)	0.210 (0.182-0.245)	0.268 (0.231-0.314)	0.318 (0.271-0.377)	0.392 (0.320-0.484)	0.453 (0.361-0.575)	0.520 (0.401-0.680)	0.593 (0.442-0.804)	0.701 (0.496-1.00)	0.792 (0.537-1.18)
10-min	0.243 (0.210-0.283)	0.301 (0.260-0.352)	0.384 (0.331-0.450)	0.456 (0.389-0.540)	0.562 (0.459-0.694)	0.649 (0.517-0.824)	0.745 (0.575-0.975)	0.850 (0.633-1.15)	1.00 (0.711-1.44)	1.14 (0.769-1.69)
15-min	0.293 (0.254-0.342)	0.364 (0.315-0.425)	0.464 (0.400-0.544)	0.551 (0.470-0.653)	0.679 (0.555-0.839)	0.785 (0.625-0.997)	0.901 (0.695-1.18)	1.03 (0.766-1.39)	1.22 (0.859-1.74)	1.37 (0.930-2.05)
30-min	0.391 (0.339-0.456)	0.486 (0.420-0.567)	0.619 (0.533-0.725)	0.735 (0.627-0.871)	0.906 (0.740-1.12)	1.05 (0.834-1.33)	1.20 (0.927-1.57)	1.37 (1.02-1.86)	1.62 (1.15-2.31)	1.83 (1.24-2.73)
60-min	0.545 (0.472-0.635)	0.676 (0.585-0.790)	0.862 (0.743-1.01)	1.02 (0.873-1.21)	1.26 (1.03-1.56)	1.46 (1.16-1.85)	1.67 (1.29-2.19)	1.91 (1.42-2.59)	2.26 (1.60-3.22)	2.55 (1.73-3.80)
2-hr	0.757 (0.656-0.883)	0.940 (0.813-1.10)	1.19 (1.03-1.40)	1.41 (1.20-1.67)	1.72 (1.41-2.13)	1.97 (1.57-2.50)	2.24 (1.73-2.93)	2.53 (1.89-3.44)	2.95 (2.09-4.22)	3.30 (2.24-4.92)
3-hr	0.934 (0.810-1.09)	1.16 (1.00-1.35)	1.46 (1.26-1.71)	1.72 (1.47-2.04)	2.09 (1.71-2.58)	2.38 (1.90-3.02)	2.70 (2.08-3.53)	3.03 (2.26-4.11)	3.51 (2.49-5.02)	3.91 (2.65-5.82)
6-hr	1.39 (1.20-1.62)	1.71 (1.48-1.99)	2.14 (1.84-2.51)	2.50 (2.13-2.96)	3.02 (2.47-3.73)	3.43 (2.73-4.35)	3.86 (2.98-5.06)	4.32 (3.22-5.86)	4.98 (3.52-7.11)	5.51 (3.74-8.21)
12-hr	2.10 (1.82-2.44)	2.58 (2.23-3.01)	3.24 (2.79-3.79)	3.79 (3.23-4.49)	4.57 (3.73-5.65)	5.19 (4.13-6.59)	5.84 (4.51-7.65)	6.54 (4.87-8.86)	7.52 (5.32-10.7)	8.31 (5.63-12.4)
24-hr	3.11 (2.78-3.55)	3.86 (3.45-4.40)	4.88 (4.35-5.59)	5.74 (5.07-6.64)	6.97 (5.95-8.35)	7.96 (6.64-9.74)	9.00 (7.32-11.3)	10.1 (7.98-13.1)	11.7 (8.83-15.8)	13.0 (9.45-18.2)
2-day	4.31 (3.86-4.92)	5.39 (4.82-6.16)	6.91 (6.16-7.92)	8.23 (7.27-9.51)	10.1 (8.65-12.1)	11.7 (9.78-14.4)	13.4 (10.9-16.9)	15.3 (12.1-19.8)	18.0 (13.6-24.3)	20.3 (14.8-28.4)
3-day	5.12 (4.58-5.84)	6.44 (5.75-7.36)	8.32 (7.41-9.53)	9.97 (8.80-11.5)	12.4 (10.6-14.8)	14.4 (12.0-17.7)	16.6 (13.5-20.9)	19.1 (15.1-24.7)	22.7 (17.1-30.7)	25.7 (18.7-36.0)
4-day	5.75 (5.14-6.56)	7.27 (6.49-8.30)	9.42 (8.39-10.8)	11.3 (9.99-13.1)	14.1 (12.0-16.9)	16.4 (13.7-20.1)	18.9 (15.4-23.8)	21.7 (17.1-28.1)	25.8 (19.5-34.8)	29.2 (21.3-40.9)
7-day	7.22 (6.46-8.23)	9.16 (8.18-10.5)	11.8 (10.6-13.6)	14.2 (12.5-16.4)	17.5 (14.9-20.9)	20.2 (16.8-24.7)	23.1 (18.8-29.0)	26.2 (20.7-33.9)	30.8 (23.2-41.5)	34.5 (25.1-48.3)
10-day	8.34 (7.46-9.51)	10.6 (9.48-12.1)	13.7 (12.2-15.7)	16.3 (14.4-18.9)	20.0 (17.1-24.0)	23.0 (19.2-28.1)	26.1 (21.2-32.8)	29.5 (23.3-38.1)	34.2 (25.8-46.2)	38.1 (27.7-53.3)
20-day	11.3 (10.1-12.8)	14.4 (12.9-16.5)	18.6 (16.6-21.4)	22.1 (19.5-25.5)	26.8 (22.9-32.1)	30.5 (25.4-37.3)	34.2 (27.8-43.0)	38.1 (30.1-49.3)	43.5 (32.9-58.8)	47.8 (34.8-66.9)
30-day	13.8 (12.3-15.7)	17.7 (15.8-20.2)	22.8 (20.3-26.1)	26.9 (23.8-31.1)	32.4 (27.7-38.8)	36.6 (30.6-44.8)	40.9 (33.2-51.3)	45.2 (35.7-58.5)	51.1 (38.6-69.1)	55.7 (40.6-78.0)
45-day	17.3 (15.4-19.7)	22.2 (19.9-25.4)	28.5 (25.4-32.7)	33.5 (29.6-38.7)	40.1 (34.2-47.9)	44.9 (37.5-55.0)	49.8 (40.5-62.5)	54.7 (43.2-70.7)	61.2 (46.2-82.6)	66.1 (48.2-92.6)
60-day	20.5 (18.3-23.4)	26.4 (23.6-30.1)	33.7 (30.0-38.6)	39.5 (34.8-45.6)	46.9 (40.0-56.1)	52.3 (43.6-64.0)	57.7 (46.9-72.4)	63.0 (49.7-81.5)	70.0 (52.9-94.6)	75.3 (54.8-105)

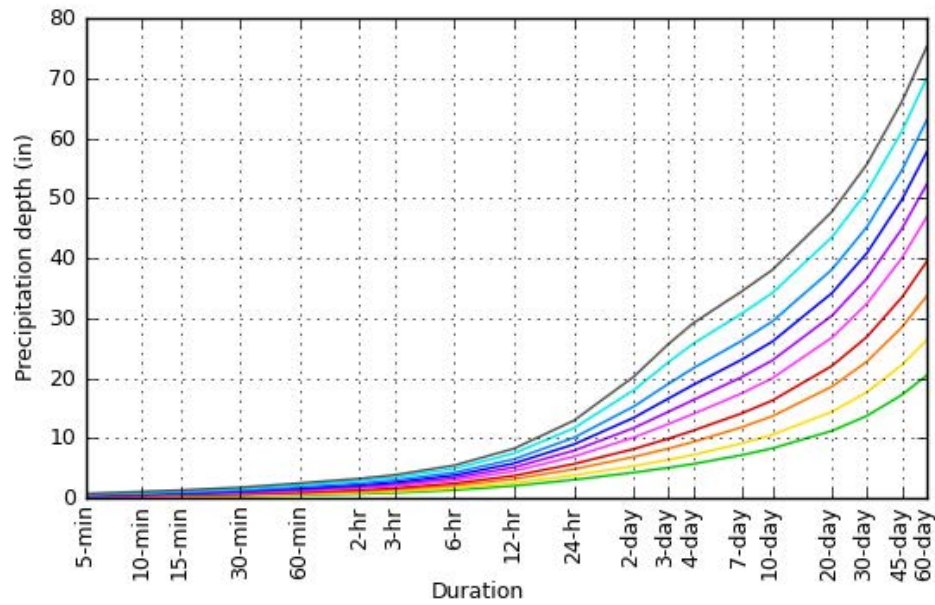
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

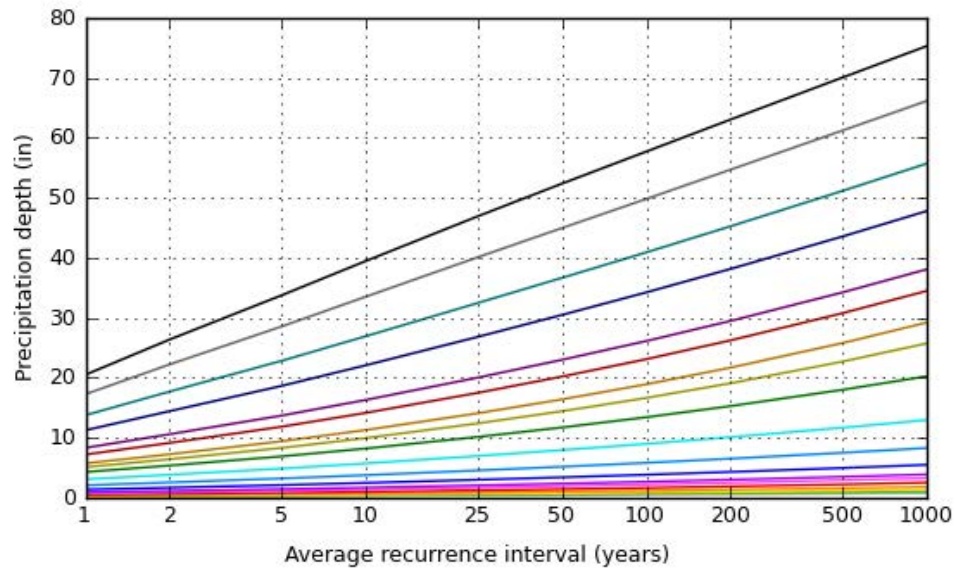
PF graphical

PDS-based depth-duration-frequency (DDF) curves

Latitude: 38.6902°, Longitude: -120.0731°



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000

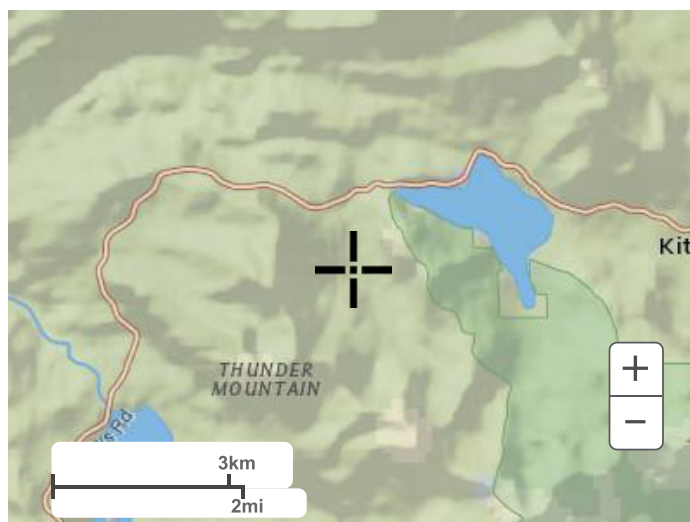


Duration	
5-min	2-day
10-min	3-day
15-min	4-day
30-min	7-day
60-min	10-day
2-hr	20-day
3-hr	30-day
6-hr	45-day
12-hr	60-day
24-hr	

NOAA Atlas 14, Volume 6, Version 2

Created (GMT): Fri Sep 2 16:26:05 2022

[Back to Top](#)**Maps & aerials****Small scale terrain**



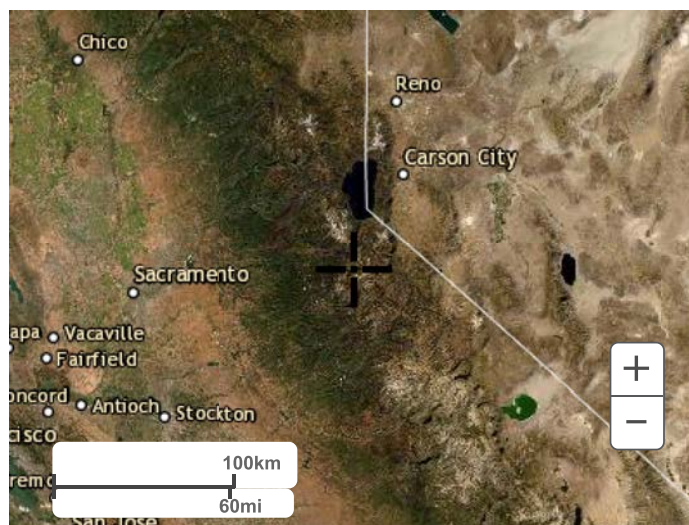
Large scale terrain



Large scale map



Large scale aerial



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Hydrograph Report

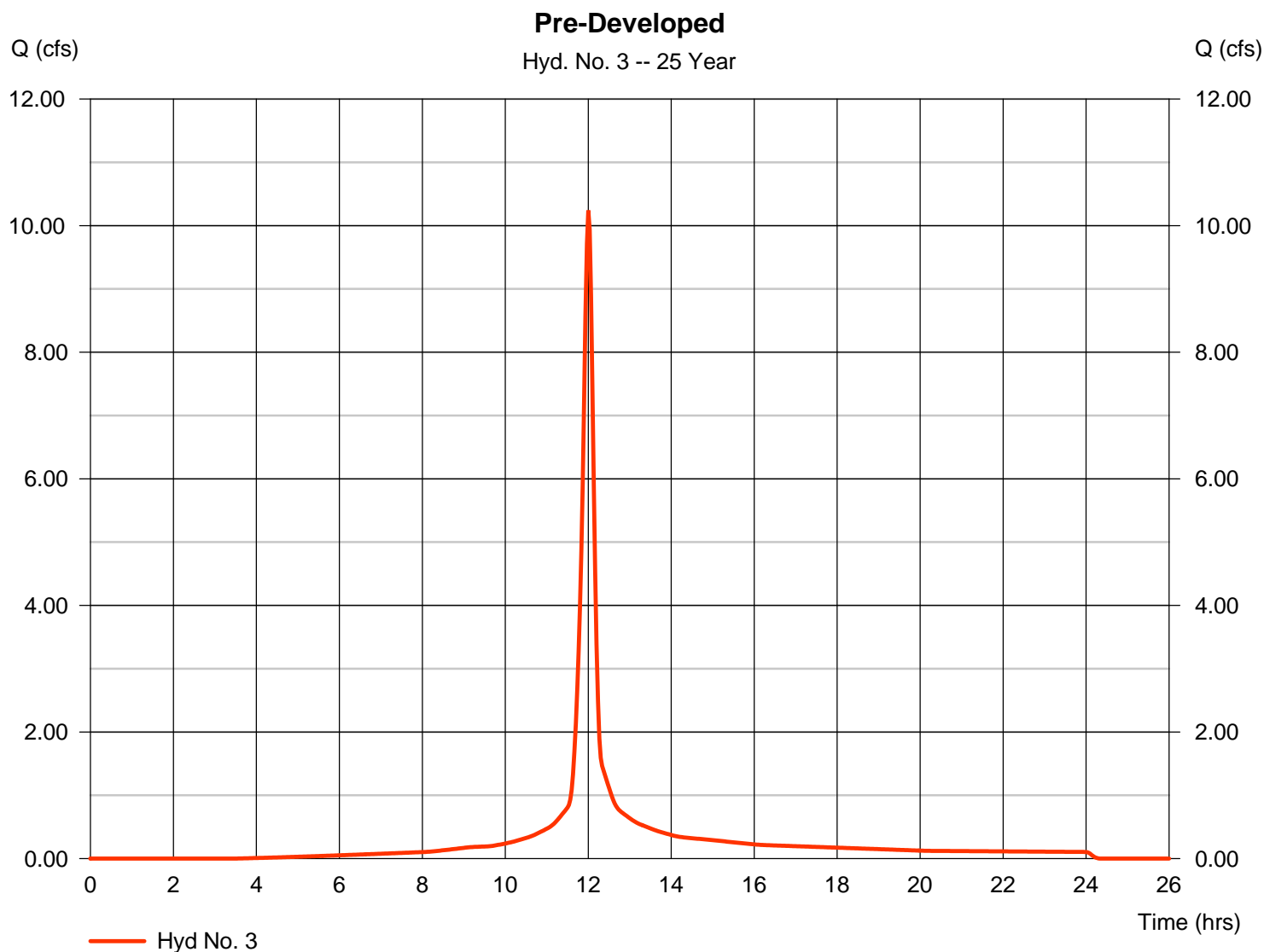
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Friday, 09 / 2 / 2022

Hyd. No. 3

Pre-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 10.24 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 27,912 cuft
Drainage area	= 1.340 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 6.97 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.732 \times 79) + (0.608 \times 98)] / 1.340$ 

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

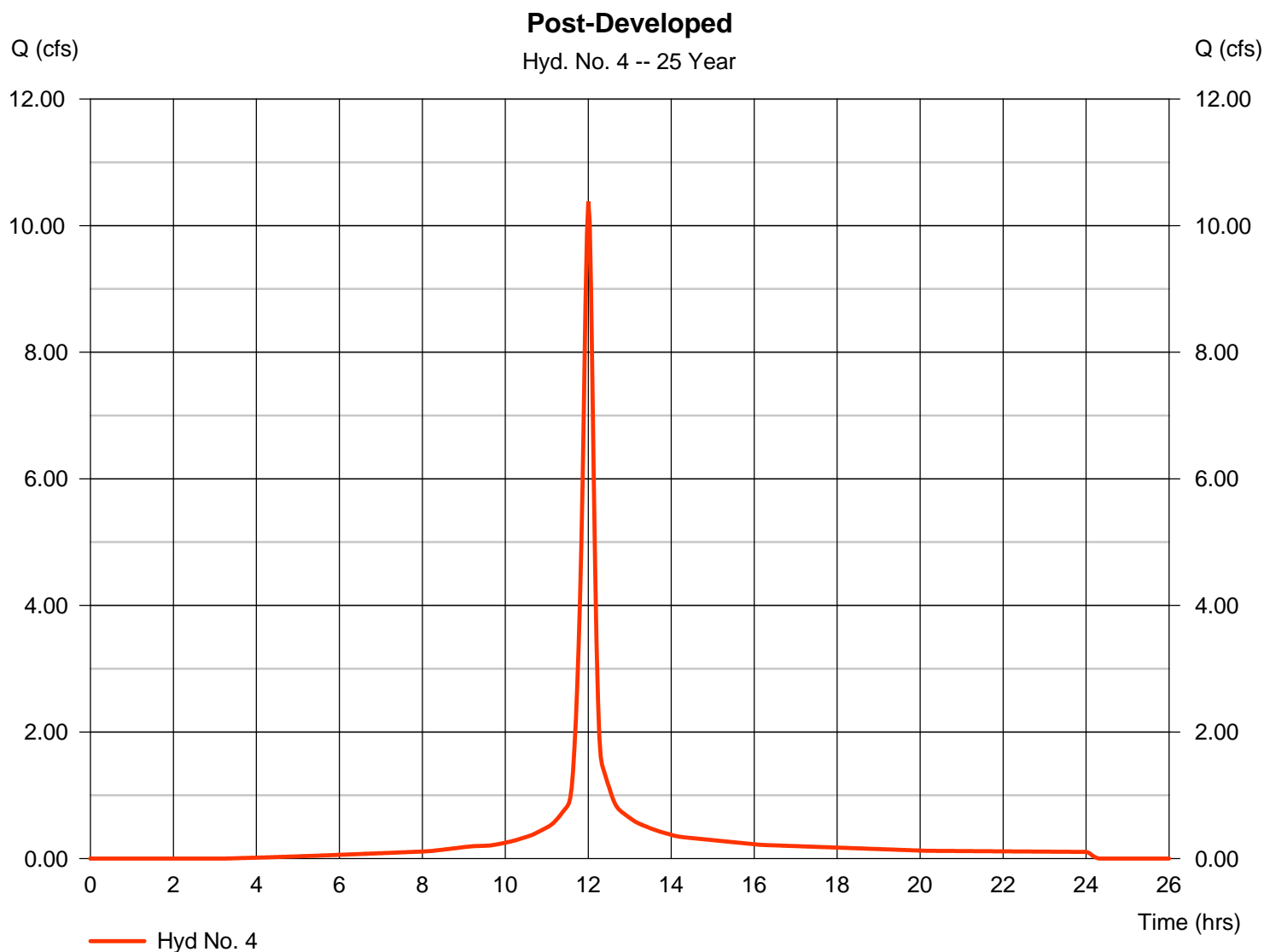
Friday, 09 / 2 / 2022

Hyd. No. 4

Post-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 10.38 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 28,486 cuft
Drainage area	= 1.340 ac	Curve number	= 89*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 6.97 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.395 \times 82) + (0.608 \times 98) + (0.337 \times 79)] / 1.340$



National Flood Hazard Layer FIRMette



120°4'42"W 38°41'36"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/2/2022 at 1:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Eldorado National Forest Area, California, Parts of Alpine, Amador, El Dorado, and Placer Counties



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eldorado National Forest Area, California, Parts of Alpine, Amador, El Dorado, and Placer Counties
Survey Area Data: Version 14, Sep 3, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2019—Oct 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
102	Andic Cryumbrepts-Lithic Cryumbrepts association, 15 to 50 percent slopes	5.0	100.0%
Totals for Area of Interest		5.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Eldorado National Forest Area, California, Parts of Alpine, Amador, El Dorado, and Placer Counties

102—Andic Cryumbrepts-Lithic Cryumbrepts association, 15 to 50 percent slopes

Map Unit Setting

National map unit symbol: hlq7

Elevation: 7,000 to 10,000 feet

Mean annual precipitation: 55 to 65 inches

Mean annual air temperature: 36 to 46 degrees F

Frost-free period: 90 to 100 days

Farmland classification: Not prime farmland

Map Unit Composition

Andic cryumbrepts and similar soils: 60 percent

Lithic cryumbrepts and similar soils: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Andic Cryumbrepts

Setting

Landform: Mountains

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Mountainflank

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Lahar derived from andesite

Typical profile

H1 - 0 to 11 inches: sandy loam

H2 - 11 to 30 inches: sandy loam

H3 - 30 to 60 inches: weathered bedrock

Properties and qualities

Slope: 15 to 50 percent

Depth to restrictive feature: 30 to 31 inches to paralithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: B

Hydric soil rating: No

Description of Lithic Cryumbrepts

Setting

Landform: Mountains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Lahar derived from andesite

Typical profile

H1 - 0 to 12 inches: sandy loam
H2 - 12 to 19 inches: sandy loam
H3 - 19 to 60 inches: weathered bedrock

Properties and qualities

Slope: 15 to 50 percent
Depth to restrictive feature: 19 to 20 inches to paralithic bedrock
Drainage class: Excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Erosion Factors

Soil Erosion Factors are soil properties and interpretations used in evaluating the soil for potential erosion. Example soil erosion factors can include K factor for the whole soil or on a rock free basis, T factor, wind erodibility group and wind erodibility index.

K Factor, Whole Soil (Kirkwood Timber Creek Upper Lot and Loop Road Improvements)

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Custom Soil Resource Report


Map—K Factor, Whole Soil (Kirkwood Timber Creek Upper Lot and Loop Road Improvements)



Custom Soil Resource Report
















MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)










Soils

Soil Rating Polygons
















	.02
	.05
	.10
	.15
	.17
	.20
	.24
	.28
	.32
	.37
	.43
	.49
	.55
	.64
	Not rated or not available

Soil Rating Lines








	.02
	.05
	.10
	.15
	.17
	.20

	.24
	.28
	.32
	.37
	.43
	.49
	.55
	.64
	Not rated or not available

Soil Rating Points

	.02
	.05
	.10
	.15
	.17
	.20
	.24
	.28
	.32
	.37
	.43
	.49
	.55
	.64
	Not rated or not available

Water Features

	Streams and Canals
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads
	Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eldorado National Forest Area, California, Parts of Alpine, Amador, El Dorado, and Placer Counties
Survey Area Data: Version 14, Sep 3, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2019—Oct 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—K Factor, Whole Soil (Kirkwood Timber Creek Upper Lot and Loop Road Improvements)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
102	Andic Cryumbrepts-Lithic Cryumbrepts association, 15 to 50 percent slopes	.05	5.0	100.0%
Totals for Area of Interest			5.0	100.0%

Rating Options—K Factor, Whole Soil (Kirkwood Timber Creek Upper Lot and Loop Road Improvements)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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SUMMARY MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
Friday, October 13, 2023 10:00 A.M.

KMPUD Community Services Building
33540 Loop Road, Kirkwood, CA

A. Call to Order

The meeting was called to order by Sam Booth at 10:00 am. Mr. Booth noted that member Chuck Beatty was in attendance along with Brendan Ferry, via video conference.

B. Approve Agenda

Brendan Ferry made a motion to approve the agenda, Chuck Beatty seconded the motion. It was approved 3-0.

C. Correspondence

Mr. Booth announced that no correspondence was received.

D. Minutes: June 9, 2023

September 8, 2023 minutes were approved with a motion from Chuck Beatty and a second from Brendan Ferry. Sam Booth abstained from the vote and they were approved 2-0.

E. Public Matters: Informational items and persons wishing to address the Committee regarding non-agenda items

Greg Kiskinen with KMR mentioned that Matt Jones was moving on from the resort and taking a job in Vermont but that he would follow up with the Committee on employee housing credits that Matt was due to report on. There was no further public comment.

F. Agenda Items:

Sam Booth requested to move agenda item 2 up to be heard first due to an onsite walk involved with agenda item 1. Brendan Ferry and Chuck Beatty agreed.

ITEM 2: Request from Kirkwood Capital Partners to convert space within the building located at 1499 Kirkwood Meadows Drive from commercial use to residential use to create up to three residential units for workforce housing within the multi-family commercial, MF-C zone of the Kirkwood Specific Plan.

John Reiter with Kirkwood Capital Partners spoke about the need for employee housing in Kirkwood. He mentioned that the building currently used by Kirkwood Property

Services currently uses this building for office space and public restrooms. He mentioned that Vail recently renovated restrooms in their Red Cliff's space and that there was no longer a need for public restrooms in this location. He added that the company was able to move office space to other locations in order to convert that space to three residential units. He mentioned that utilities were already in place to support this within the building and that there didn't seem to be any major construction hurdles.

Chuck Beatty asked if the newly proposed units would be deed restricted units. John Reiter responded that it was not the plan to deed restrict them at this time in order to maintain flexibility with how to use the space in the future. Mr. Beatty added that if that was the case they could not be considered for any housing credits. Mr. Reiter mentioned that he would consider that with his team.

Brendan Ferry asked if these units were planned to be subdivided. Mr. Reiter responded that he did not plan to subdivide the units. Mr. Booth added that staff in Alpine County had been researching the ability to do this and thought that within the MF-C zone multi-family is a permitted use and that this would be permitted. Mr. Ferry then asked Mr. Booth if any additional planning steps were required. Mr. Booth responded that the next step after Tri-Tac approval would be the building permit process.

Mr. Ferry asked about the minimum square footage of the units and the number of units. Mr. Reiter responded that 300 square feet was shown as the minimum and that they were planning a two one bedroom units and a studio unit. Mr. Ferry also asked about KMPUD utility connections and fire department review of the plans. Mr. Reiter explained that he would check with KMPUD and that connections were made in the building already and that the building already had fire sprinklers. He mentioned that they would also review the plans with the fire department.

Mr. Booth asked if there was any public comment. None was heard.

Mr. Beatty made a motion to approve the conversion of space to residential from commercial provided that the units weren't counted as off-site employee housing for future development unless they were deed restricted and recorded. Mr. Ferry seconded the motion. It was approved 3-0.

ITEM 1: Continued discussion regarding the creation of additional parking on Loop Road, by Kirkwood Mountain Resort.

Chuck Beatty discussed that this issue was raised at the previous meeting and that the primary issue was dirt and debris that coming off of the Loop Road parking areas and accumulates at the bottom of the road with no place for it to go.

Greg Kiskinen spoke about the items that KMR was doing to address the issues. He mentioned that he believed a majority of the runoff issue occurred during spring rains and not during the winter snowmelt. He asked about the culvert under loop road that was currently being worked on.

Rick Ansel, Kirkwood Fire Chief, mentioned that the work was being done on the utility districts property to create a better crossing for employees walking between buildings but that the culvert was not being plugged, just replaced. He stated that he disagreed that the runoff wasn't from seasonal snow runoff, that he believed it was. He requested that the resort analyze the design of the runoff with a stormwater drainage plan. Mr. Kiskinen mentioned that at this time there weren't any funds for a fully engineered study.

The Committee was then recessed at 10:47 am to do an on-site inspection of the issue with the members and the public. At 11:38 am the Committee reconvened.

Mr. Booth mentioned that progress in the discussion was made. Greg Kiskinen mentioned that in the short-term he committed to try to get Clean Harbors to come out to clean the culvert at the mid-point of Loop Road near the entry level to the shop lot, to assist with the drainage there and to have swaddles ready to prevent spring runoff down the street. Long-term KMR would reinvestigate with their engineers R.O. Anderson now knowing that paving of the parking would be supported and to tie into the culvert that goes underneath Loop Road and drains next to the firehouse.

Mr. Booth mentioned that the culvert that goes through the parking lot was crushed and filled with sediment which prevented the water in the drainage swale coming from Loop Road to be able to flow anywhere and that if the newly created parking areas on Loop Road were paved it would prevent sediment flow.

Mr. Ferry asked if a timeline was set for any of the items. Mr. Booth responded that the short-term items should be completed before winter and the long-term items should be completed within 6 months. Greg Kiskinen mentioned that the timelines sounded reasonable and that he would find out more from their engineer on cost and timeline.

Mr. Booth made a motion to approve with the following conditions:

1. Before winter weather, Kirkwood Mountain Resort will have a vendor come clean out the clogged culvert at the shop lot near Loop Road and open up the pipe to accept drainage flows. Additionally the resort would prepare waddles for spring runoff and restrict parking on that area in the spring.
2. By April of 2024, Kirkwood Mountain Resort will have an engineer prepare a plan to pave the parking area and to evaluate the capacity of the subject culvert pipe that flows under Loop Road.

Chuck Beatty seconded the motion and it was approved 3-0.

The meeting was then adjourned at 11:48 am.

**STAFF REPORT TO: TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
FOR MEETING OF: OCTOBER 11, 2024**

ITEM __ Request for a Use Permit Reapplication (UP-24;10-2 KMR-Timber Creek Base Area Tent Facility) for the existing temporary sprung tent structures (±10,000 SF) at the Timber Creek Village Area which currently house ticket sales and rental, retail, and food services. APN: 026-270-034

Applicant: Heavenly Valley Limited Partnership dba Kirkwood Mountain Resort

Supervisory District: 3

Location: 33611 Kirkwood Meadows Dr. Kirkwood, CA 95646

A. General Plan Designation: SPA, Special Planning Area

B. Present Zoning: PD-MF/C, Planned Development, Multi-Family Residential/Commercial (Kirkwood Specific Plan)

C. Acreage Involved: 11.58 acres

D. Description: The Timber Creek Lodge was formerly located on what is now the abandoned construction site for the Thunder Mountain Lodge condominium project, immediately south of the current Timber Creek facilities. In order to temporarily house the services that were offered in the former Timber Creek facility, the applicant requested a temporary use permit for the placement of two engineered sprung tent facilities totaling approximately 10,000 square feet in size. The Amador County Planning Commission granted this request with a five-year sunset date on June 13, 2006. A five-year renewal was granted in 2011, with a provision to automatically allow an additional five years (to 2021) which was then further extended another 5 years (to 2025-26), subject to seven Conditions of Approval, including the following deadlines for securing a building permit for permanent facilities:

“... 5. This request is granted for an initial period not to exceed five-years from the date of issuance, thereby expiring on 06/13/23, during which time the resort operator shall continue to plan for the development of the Timber Creek Village area, consistent with the 2003 Kirkwood Specific Plan and 2003 Kirkwood Specific Plan Environmental Impact Report. The permittee shall report annually to the Planning Commission, on or by June 13, as to the current progress and forecasting of development plans for permanent facilities serving the Timber Creek Village area of Kirkwood Mountain Resort.

6. Should the permittee wish to exercise the one-time additional five year extension (6/13/2023 through 6/13/2028) the following requirements shall be met:

a) Prior to June 13, 2023 the permittee must provide Amador County Planning Staff and the Tri-County Technical Advisory Committee (TC-TAC) a phasing/development plan for the Timber Creek Village area;

b) Prior to June 13, 2025 a building permit application to the Amador County Building Department must be submitted for the future replacement of the Timber Creek sprung tent structures with permanent facilities to serve the Timber Creek Village area.

c) Prior to June 13, 2026 said building permit(s) must be issued.

d) Failure to meet any of the above described deadlines, or to maintain an active building permit after June 13, 2026, will result in the initiation of revocation proceedings pursuant to Amador County Code §19.56.060. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

7. If in the event of revocation pursuant to d) above; or, if at any time it is realized by the resort they will not be able to meet any of the above described requirements (as listed in Condition of Approval #6), the permittee may elect to submit a new Use Permit application to be considered for approval by Amador County to extend the temporary use of the tent facilities.”

The applicant is exercising their option to submit a new request per COA #7, above.

Previous Planning Commission Findings:

1. The granting of this Use Permit is consistent with County Code Section 19.56.040 (Use Permit Findings) in that the project proposed with conditions will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and
2. A review of the Use Permit was conducted by staff and found the project is not subject to CEQA per Section 15183 (Projects Consistent With a Community Plan). CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. A Notice of Exemption will be filed with the County Recorder.

E. Staff Review and Recommendation: As part of the preliminary review process, this project is being sent to County staff and local agencies for their review and comment. Project recommendations and findings will be forwarded to the Amador County Planning Commission for their consideration. At this time staff anticipates the project will be Categorically Exempt from CEQA.



PLANNING DEPARTMENT
Community Development Agency

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

APPLICATION PROCEDURE FOR USE PERMIT

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



1. Complete the following:

Name of Applicant Heavenly Valley Limited Partnership dba Kirkwood Mountain Resort

Mailing Address C/O Frederick Newberry, PO Box 1, Kirkwood, CA 95646

Kirkwood Mountain Resort | Timber Creek Base Area Tent Facility

Phone Number 530.559.2136

Assessor Parcel Number 026-270-034

Use Permit Applied For:

- ☐ Private Academic School
- ☐ Private Nonprofit Recreational Facility
- ☐ Public Building and Use(s)
- ☐ Airport, Heliport
- ☐ Cemetery
- ☐ Radio, Television Transmission Tower
- ☐ Club, Lodge, Fraternal Organization
- ☐ Dump, Garbage Disposal Site
- ☐ Church
- ☒ OTHER Temporary Structure



2. Attach a letter explaining the purpose and need for the Use Permit.



3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).



4. If Applicant is not the property owner, a consent letter must be attached.



5. Assessor Plat Map (can be obtained from the County Surveyor's Office).



6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.



7. Planning Department Filing Fee: \$ 1,184



Environmental Health Review Fee: \$



Public Works Agency Review Fee: \$



Amador Fire Protection District Fee: \$

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



8. Complete an Environmental Information Form.



9. Sign Indemnification Form.



October 4, 2024

Chuck Beatty
Amador County Planning Department
500 Argonaut Lane
Jackson, California 95642

**Subject: Kirkwood Mountain Resort | Timber Creek Base Area Tent Facility
Minor Conditional Use Permit (CUP) Application**

Dear Mr. Beatty:

Heavenly Valley Limited Partnership, dba Kirkwood Mountain Resort is requesting a Minor Conditional Use Permit (CUP), to supersede the existing CUP (UP-18;15). This new CUP would allow for the reskinning of the existing Timber Creek Base Area tent structures and provide additional time to re-envision the Timber Creek base area given anticipated improvements in the immediate vicinity.

The approval of this CUP and reskinning the existing tent structures would facilitate the continued operation of the base facility structures that house critical operations, including ski/board rental operations, retail, food service, ticket sales and restroom facilities. These facilities support approximately 60% of skier visits on busy weekends. The range of services provide the fundamental purpose and need of a ski resort base area operation and the guest experience would be significantly diminished without them.

Kirkwood has not yet finalized capital plans for replacing the tent structures and intends to develop a more comprehensive plan. This plan may involve collaboration with surrounding developers to ensure the Timber Creek Base Area evolves in a cohesive and thoughtful manner, in harmony with current and future developments.

Kirkwood plays a significant role in our recreation economy for residents and visitors alike and believe the tent structures serve their purpose in a cost-effective way that allows us to deliver the goods and services our guests seek. While we continue to reimagine the Timber Creek base area and develop a comprehensive plan that complements and considers adjacent development and uses in the valley, we respectfully request approval for the continued use and reskinning of these temporary structures.

Thank you for your consideration.

Signed by:

A handwritten signature in black ink that reads "Frederick Newberry".

B298614CB8E34D4...

Frederick "Ricky" Newberry (He/Him)

Vice President & General Manager

Kirkwood Mountain Resort | Vail Resorts, Inc.

fnewberry@vailresorts.com, Office: 209.258.7202

P.O. Box 1
Kirkwood, CA 95646
www.kirkwood.com

26-27
FROM: 26-02



- 1 - P.M. Bk. 27, Pg. 43
- 2 - P.M. Bk. 32, Pg. 79
- 3 - P.M. Bk. 5, Sub. Pg. 24
- 4 - P.M. Bk. 5, Sub. Pg. 52
- 5 - P.M. Bk. 5, Sub. Pg. 54
- 6 - P.M. Bk. 5, Sub. Pg. 56
- 7 - P.M. Bk. 8, Sub. Pg. 74 (Timber Creek Wlgs, Unit 1 Phase 2, 12/21/2003)
- 8 - P.M. Bk. 8, Sub. Pg. 77 (Timber Creek Wlgs, Unit 1 Phase 3, 12/21/2003)
- 9 - P.M. Bk. 8, Sub. Pg. 100 (Timber Creek Wlgs, Unit 1 Phase 1, 09/29/2004)
- 10 - P.M. Bk. 62, Pg. 89 (12/21/2003)

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

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

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

(39)
Assessor's Map Bk. 26, Pg. 27
County of Amador, Calif.

James B. Rooney, County Assessor

General Information

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

Assessment

Year Assd: 2017
 Land: \$432,901
 Structure(s): \$1,022,736
 Other:
 Total Land and Improv: \$1,455,640
 HO Exempt?: N
 Exemption Amt:

Property Characteristics

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

Recent Sale History

Recording Date:
 Document #:
 Transfer Amount:

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

\$19.95

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

\$4.95

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

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

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Kirkwood Mountain Resort | Timber Creek Base Area Tent Facility

Date Filed: 10/4/24

File No. _____

Applicant/

Developer Heavenly Valley Limited Partnership dba Kirkwood Mountain Resort

Landowner Same

Address PO Box 1, Kirkwood, CA 95646

Address _____

Phone No. 530.559.2136

Phone No. _____

Assessor Parcel Number(s) 026-270-034

Existing Zoning District PD - MF/C - Multi-Family Residential/Commercial

Existing General Plan Kirkwood Specific Plan

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies None

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).

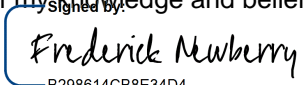
YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19. Change in pattern, scale, or character of general area of project.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	20. Significant amounts of solid waste or litter.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	23. Substantial change in existing noise or vibration levels in the vicinity.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	24. Site on filled land or has slopes of 10 percent or more.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 oct-03-2024


B298614CB8E34D4...
(Signature)
For Kirkwood Mountain Resort

Kirkwood Mountain Resort | Timber Creek Base Area Tent Facility
Environmental Information Form Addendum
October 4, 2024

Project Description

1. Site Size: APN is 11.58 acres
2. Size of existing structures: 10,000 sf
3. Number of Floors of Construction: 1
4. Off-street parking: Visitor parking in Chair 7 lots and along Kirkwood Meadows Drive.
5. Source of water: Kirkwood Meadows Public Utilities District
6. Method of Sewage Disposal: Kirkwood Meadows Public Utilities District
7. Attach plans: see attached
8. Proposed Construction Schedule: Reskin Tents Summer 2025
9. Construction Phasing/Incremental Development: None
10. Associated Projects: None
11. Subdivision/Land Division Projects: NA
12. Residential Projects: NA
13. Commercial Project: ski/board rental operations, retail, food service, ticket sales and restroom facilities from existing tent structures
14. Industrial Projects: NA
15. Institutional Projects: NA
16. Variance/Rezoning/UP Requirements: New Minor Conditional Use Permit

Environmental Setting

17. Project Site: Existing facility, zoned for multi-family/commercial development in the 2003 Specific Plan. Existing tent structures are immediately west and south of the existing "Mighty Mountain" youth ski school building.
18. Surrounding Property: Sentinels West Townhomes (18 units) under construction to the north; Thunder Mountain Lodge (67 units) on hold to the south; ski resort to the west; parking, service/shop, and employee housing to the east.
19. Open Hazardous Excavations: None

INDEMNIFICATION

Project: Kirkwood Mountain Resort | Timber Creek Base Area Tent Facility

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

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

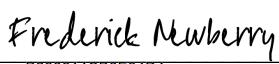
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

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

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

Applicant:

Owner (if different than Applicant):

Signed by:

 B298614CB8E34D4...
 Signature
 Vice President & General Manager Kirkwood Mountain Resort

 Signature



Sprung

innovation | versatility | reliability

TOLL FREE: 1-800-528-9899
OR (403) 245-3371 www.sprung.com

GENERAL NOTES:

1. ALL PERSONNEL DOORS C/W PANIC HARDWARE.
2. STRUCTURE TO BE INSULATED WITH FIBERGLASS BATT INSULATION C/W INNER LINER, TO SKYLIGHT LEVEL ONLY.
3. INNER & OUTER MEMBRANE TO BE FINISHED TO CONCRETE USING ALUM. FLAT BAR
4. STRUCTURE MEMBRANE MEETS:
NFPA 701,
CALIFORNIA STATE FIRE MARSHAL,
ASTM E84,
UBC 31-1, AND
ULCS109 SPECIFICATIONS
5. THIS STRUCTURE IS DESIGNED TO SHED SNOW. THE PERIMETER OF THE STRUCTURE SHOULD BE KEPT CLEAR.
6. WHEN DESIGNING A HEATING, VENTILATION OR AIR CONDITIONING SYSTEM FOR ANY TYPE OF BUILDING, IT IS IMPORTANT TO ENSURE THAT THIS SYSTEM INTAKES MORE AIR THAN IS BEING EXHAUSTED AT ANY GIVEN TIME. THIS PROCESS WILL RESULT IN A POSITIVE PRESSURE BEING MAINTAINED. CONVERSELY, IF NEGATIVE PRESSURE EXISTS WITHIN THE STRUCTURE, IT WILL BE DIFFICULT TO OPEN DOORS AND MOISTURE WILL BE DRAWN INTO THE STRUCTURE.
7. ALL INTERIOR WALLS & PARTITIONS (IF APPLICABLE) TO BE FREE STANDING & INDEPENDENT OF SPRUNG STRUCTURE.

DESIGN LOADS

STRUCTURE LOCATION: KIRKWOOD, CA
BUILDING CODE: UBC
WIND SPEED: 85 mph
EXPOSURE B
GROUND SNOW LOAD: 300 psf
(SEE SNOW SHED REPORT)

Steven B. Brown

Consulting Engineer

4885 Riverbend Road, Suite B
Boulder, Colorado 80301
Phone: 303-442-2009

SIGNATURE SERIES

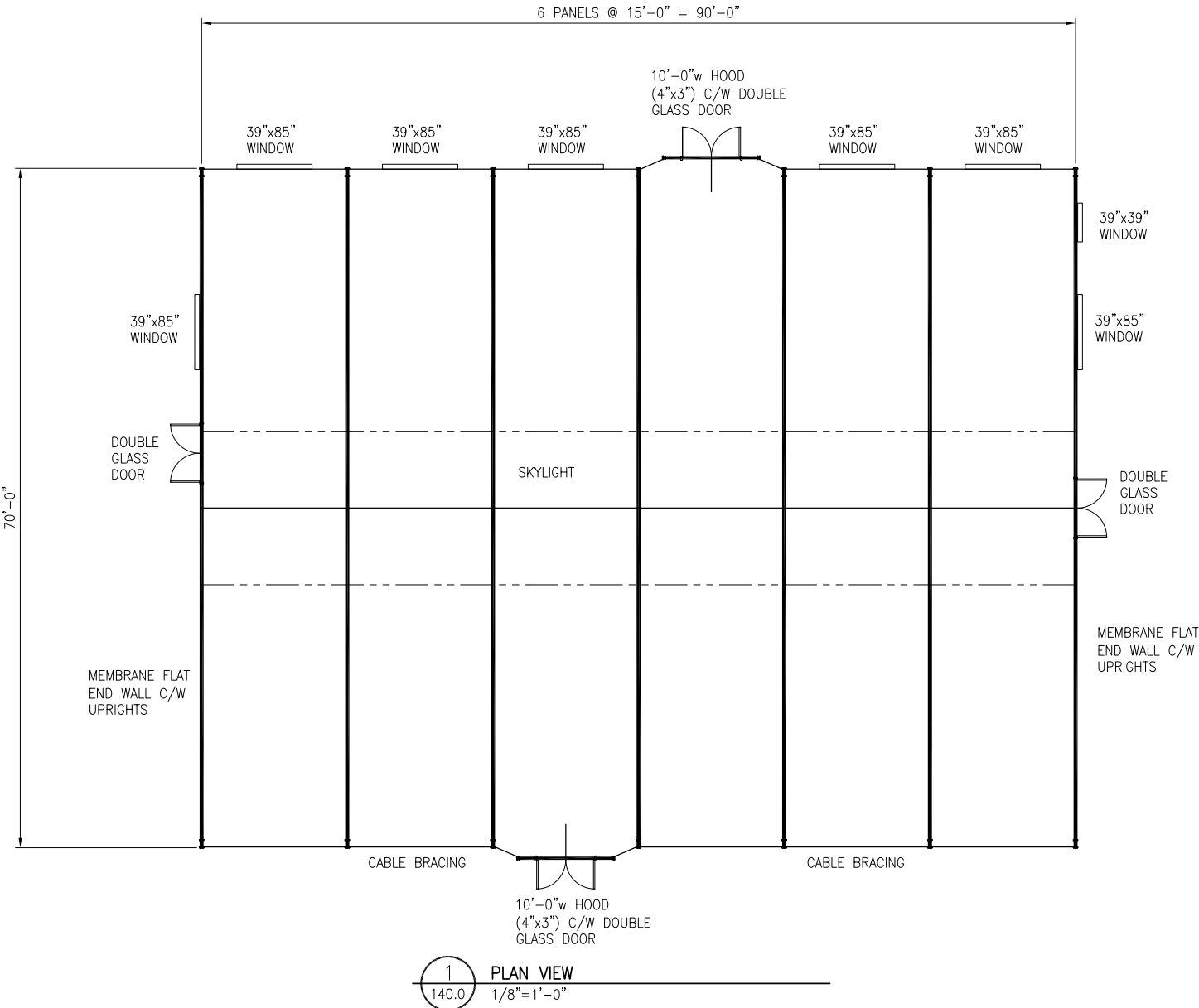
4	7/28/06	SWAP WINDOW & DOOR
3	7/13/06	REVISE COLOR PATTERN
2	7/7/06	REPLACE DGD W/ WINDOW
REV.	DATE	DESCRIPTION

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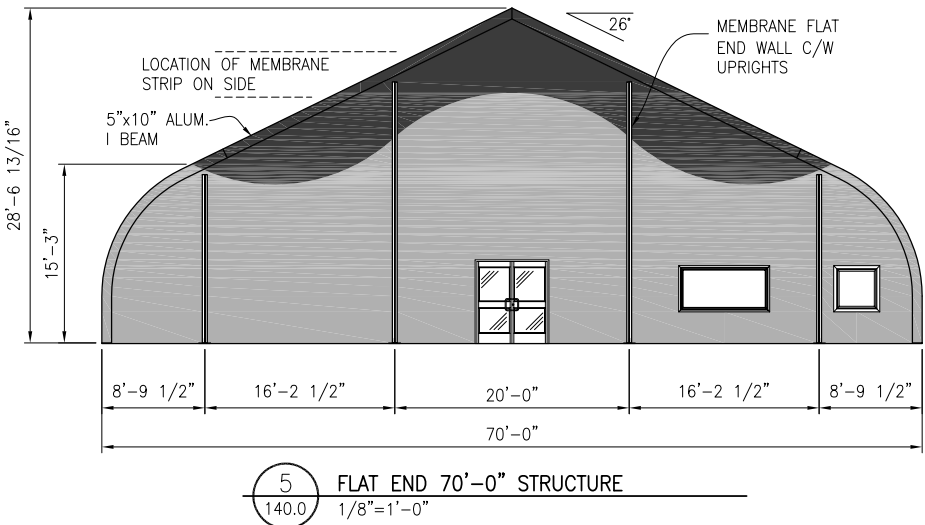
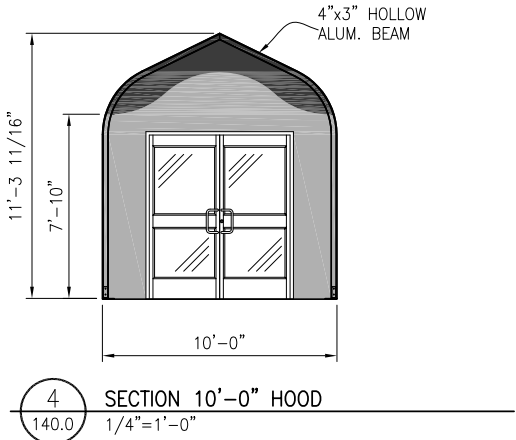
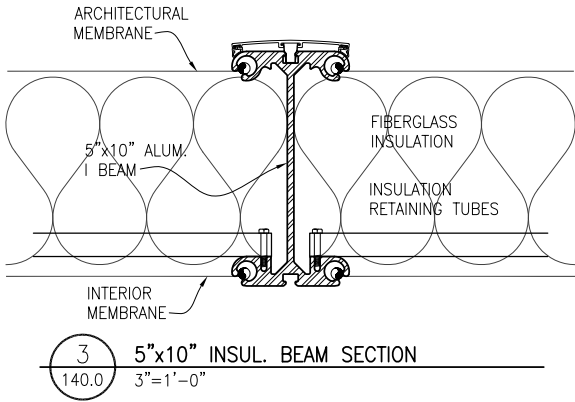
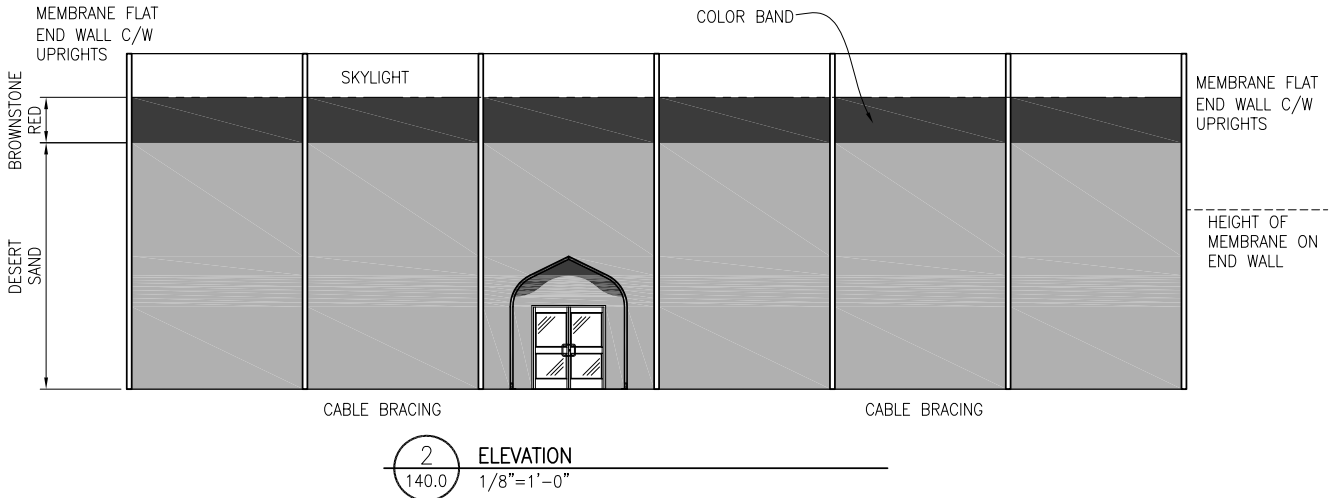
KIRKWOOD MOUNTAIN
RESORT

70.0' x 90.0'
DAYLODGE

DRAWN D. BENNETT	DATE 06/28/2006
CHECKED	APP'D
SCALE AS NOTED	DRAWING #
CUST APP'L	P06140.0



COLORS ON THESE ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING ON PRINTER OR MONITOR. PLEASE REFER TO MEMBRANE SAMPLES FOR ACTUAL COLORS.



1. MIN. 3000psi CONCRETE

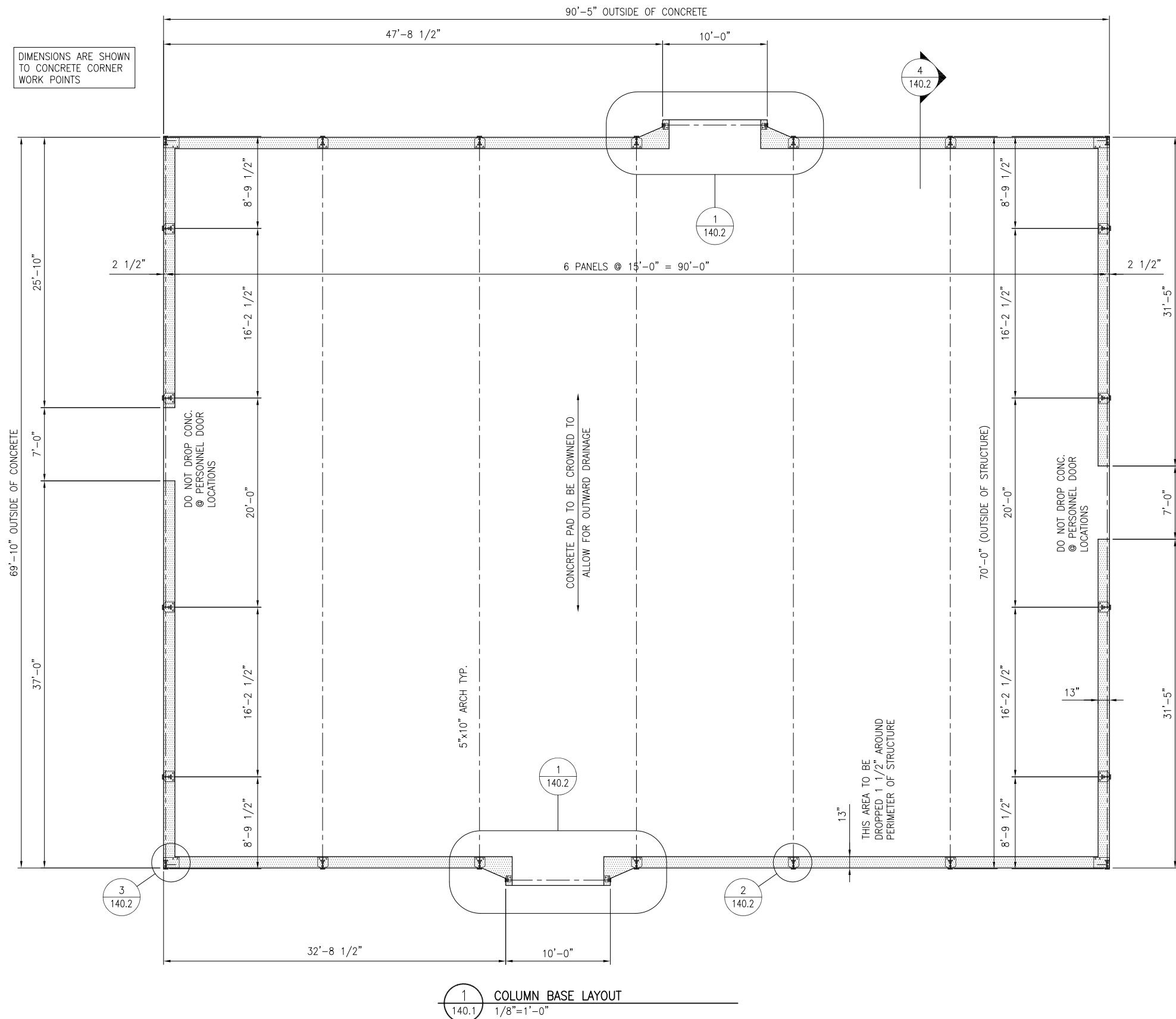
4. CLIENT TO ENSURE CONCRETE REINFORCING DOES NOT INTERFERE WITH ANCHOR BOLTS.

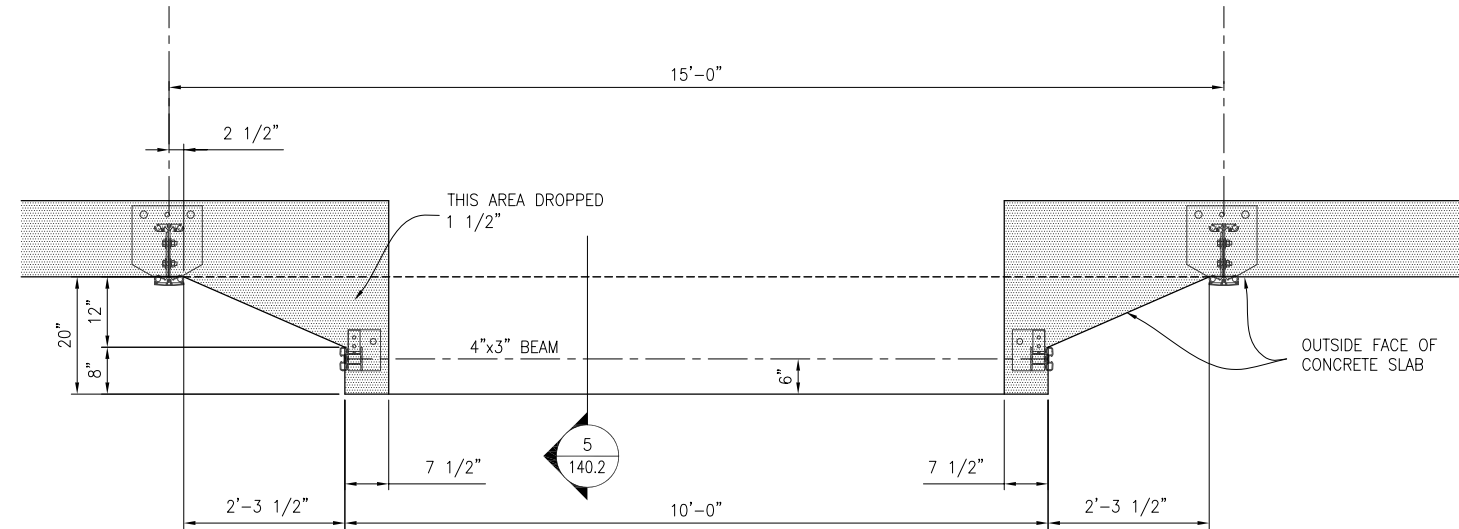
4885 Riverbend Road, Suite B
Boulder, Colorado 80301
Phone: 303-442-2009

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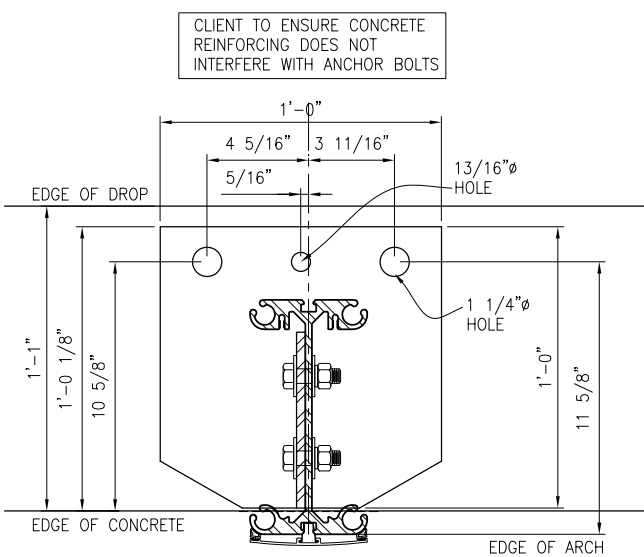
70.0' x 90.0'
COLUMN BASE LAYOUT

DRAWN D. BENNETT	DATE 06/28/2006
CHECKED	APP'D
SCALE AS NOTED	DRAWING #
CUST.APP'L	P06140.1

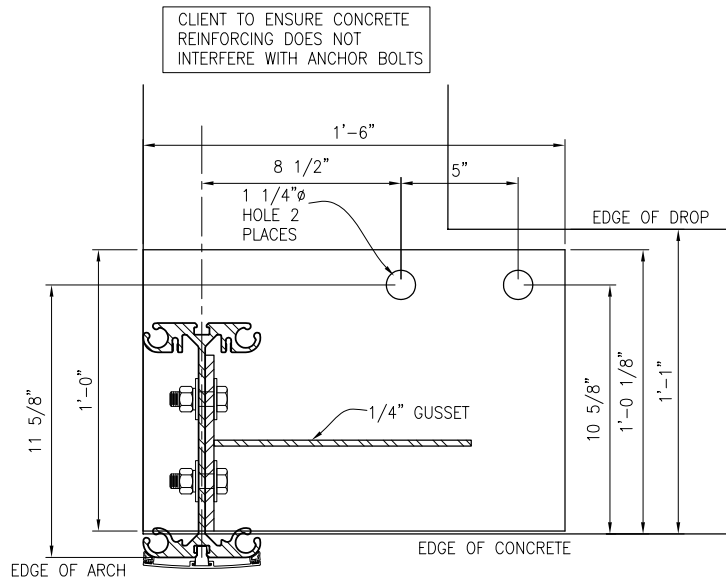




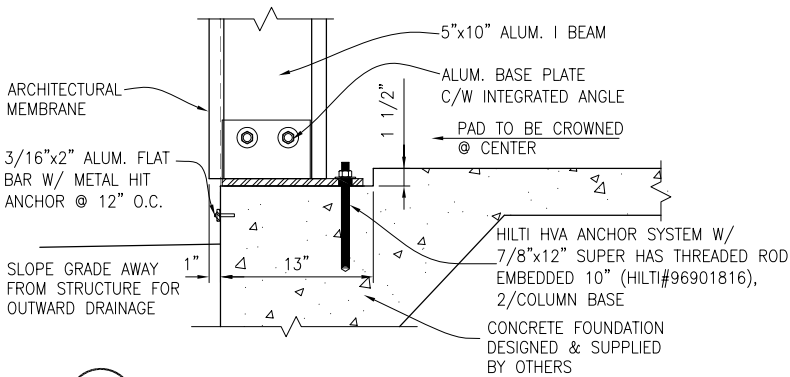
1 10'-0" HOOD BUMPOUT
140.2 3/4"=1'-0"



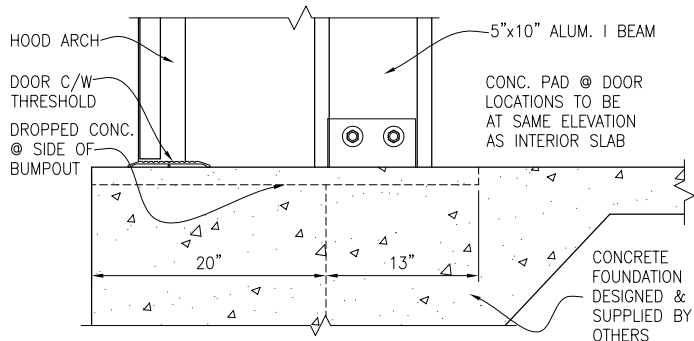
2 5"x10" BASE PLATE - PLAN
140.2 3"=1'-0"



3 5"x10" INS. CORNER BASE PLATE - PLAN
140.2 3"=1'-0"



4 5"x10" INS. BEAM CONCRETE ANCHORAGE
140.2 1 1/2"=1'-0"



5 5"x10" BEAM BUMPOUT SECTION
140.2 1 1/2"=1'-0"



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SIGNATURE SERIES

2.	7/7/06	REPLACE DGD W/ WINDOW
REV.	DATE	DESCRIPTION

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KIRKWOOD MOUNTAIN
RESORT

70.0' x 90.0'
CONCRETE DETAILS

DRAWN D. BENNETT	DATE 06/28/2006
CHECKED	APP'D
SCALE AS NOTED CUST.APP'L	DRAWING # P06140.2



USE PERMIT CONDITIONS OF APPROVAL
AND
MITIGATION MONITORING PROGRAM
FOR

Heavenly Valley Limited Partnership/
Kirkwood Mountain Resort
Timber Creek Temporary Sprung Structures Use Permit Extension

ADDRESS: PO Box 1, Kirkwood, CA 95646

PHONE: (209)258-6000

APN: 026-270-034 **USE PERMIT NO.:** UP-18;5-1

PLANNING COMMISSION DATE OF APPROVAL:

PROJECT DESCRIPTION AND LOCATION: Use Permit to allow a conditional ten-year extension (see COA #6 below) for the continued use of two existing engineered Sprung tent facilities totaling approximately 10,000 square feet in size to continue to house rentals, retail food service, and ticket operations at the Timber Creek Village (APN 026-270-034). Located on the west side of Kirkwood Meadows Drive about 3/4 mile south of Highway 88, in the Timber Creek Village area of Kirkwood Mountain Resort.

CONDITIONS OF APPROVAL

1. This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use may commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
2. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
3. The project shall be substantially the same as approved. Any substantial changes must be submitted as a Use Permit amendment for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
4. Prior to issuance of the Use Permit, obtain all applicable permits from the Environmental Health Department; Building Department; and Public Works Agency. THE ENVIRONMENTAL HEALTH DEPARTMENT, BUILDING DEPARTMENT, DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS, AND THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
5. This request is granted for an initial period not to exceed five-years from the date of issuance, thereby expiring on 06/13/23, during which time the resort operator shall continue to plan for the development of the Timber Creek Village area, consistent with the 2003 Kirkwood Specific Plan and 2003 Kirkwood Specific Plan Environmental Impact Report. The permittee shall report annually to the Planning Commission, on or by June 13, as to the current progress and forecasting of development plans for permanent facilities serving the Timber Creek Village area of Kirkwood Mountain Resort. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

**CONDITIONS OF APPROVAL AND
MITIGATION MONITORING PROGRAM FOR
Kirkwood Mountain Resort - Timber Creek Temporary Sprung Structures Use Permit Extension**

6. Should the permittee wish to exercise the one-time additional five year extension (6/13/2023 through 6/13/2028) the following requirements shall be met:
 - a) Prior to June 13, 2023 the permittee must provide Amador County Planning Staff and the Tri-County Technical Advisory Committee (TC-TAC) a phasing/development plan for the Timber Creek Village area;
 - b) Prior to June 13, 2025 a building permit application to the Amador County Building Department must be submitted for the future replacement of the Timber Creek sprung tent structures with permanent facilities to serve the Timber Creek Village area.
 - c) Prior to June 13, 2026 said building permit(s) must be issued.
 - d) Failure to meet any of the above described deadlines, or to maintain an active building permit after June 13, 2026, will result in the initiation of revocation proceedings pursuant to Amador County Code §19.56.060. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
7. If in the event of revocation pursuant to d) above; or, if at any time it is realized by the resort they will not be able to meet any of the above described requirements (as listed in Condition of Approval #6), the permittee may elect to submit a new Use Permit application to be considered for approval by Amador County to extend the temporary use of the tent facilities. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.