AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, November 8, 2024

10:00 A.M.

Join Zoom Meeting:

https://us06web.zoom.us/j/81162876354

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: October 11, 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 Kirkwood Specific Plan Mitigation Monitoring Report 4.2v(COA_50) Sweeping Program; Applicant: Kirkwood Mountain Resort.

ITEM 2: Loop Road discussion and proposal - continued from October 11, 2024; Kirkwood Mountain Resort.

ITEM 3: Informational item on backside powerline replacement project; Kirkwood Mountain Resort.

ITEM 4: Review and possible approval of a request for a 2-year Extension for Subdivision Map SM 143- Palisades VI, originally submitted by KP-VI, LLC, proposing to subdivide approximately 8.1 acres into 21 single-family lots in the 2003 Kirkwood Specific Plan area. Current expiration date for the approved Tentative Map is November 14, 2024. APN: 026-020-046; Applicant: Haven Mountain Group LLC.

G. Adjourn

SUMMARY MINUTES
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
October 11, 2024
10:00 A.M.
VIRTUAL MEETING

Meeting link: https://us06web.zoom.us/j/82362693912

A. Call to Order:
   The meeting was called to order by Brendan Ferry at 10:00 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 Chuck Beatty 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. – None.
D. Minutes: April 2024 and September 2024
   On a motion by Chuck Beatty and second by Sam Booth the minutes were approved as published.
E. Public Matters not on the Agenda: - None.
F. Agenda Items:

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

Brendan Ferry opened the item and asked Amador County planning staff to present. Krista from Amador County reviewed the item. Sam Booth asked about parking. Chuck and Brendan did not have comments. Rick Ansel hadn't seen the plans, asked about an easement along the roadway and otherwise had no objection to the project. Krista mentioned the process – Tri-TAC would recommend the project to the Amador Technical Advisory Committee and County Planning Commission. Those groups would recommend the project to the Amador County Board of Supervisors for approval.

Chuck Beatty made a motion to approve, and Brendan Ferry seconded the motion. All members were in favor.

ITEM 2: Loop Road Discussion.

Brendan Ferry opened the item and asked Greg with Kirkwood Mountain Resort to present on the item. Greg reviewed the design proposed by RO Anderson and talked about maintenance work done to date, including cleaning drainages and culverts, grading, installing temporary BMPs and sweeping. Rick Ansel did express concern from KMPUD about drainage and material washing down toward their facilities. Brendan talked about short- and long-term solutions and encouraged KMR to have an asset management program. KMR staff said that they did have something similar that they used.

After a lengthy discussion, KMR agreed to return to the Tri-TAC in November with a more detailed path forward on the Loop Road solution including discussing options for the project scope, engineering, paving, drainage and pipe network.

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.

Brendan Ferry opened the item and asked Amador County planning staff to present. Krista from Amador County reviewed the item. She discussed that the existing temporary facility was first approved in 2001 and the use permit has been extended several times. She discussed the proposal and the proposed conditions. Greg from KMR discussed the proposed design and the rendering from 2023. He mentioned that he would have the permits for the new temporary buildings in 2025. He said this is critical infrastructure for KMR and over 60% of their guests use this area. The existing streel frame was inspected and approved by an engineer. KMR is pursuing a permanent solution, but this temporary solution is needed and will be quite expensive.

Krista mentioned the process – Tri-TAC would recommend the project to the Amador County Technical Advisory Committee and Planning Commission who can approve the project. The same conditions as the existing CUP will apply, over a 10 year window. Sam Booth asked KMR to report annually to Tri-TAC in an annual report format on the progress. He asked about partnering with private developers for a mixed use commercial lodge project. KMR said that is desirable. Chuck Beatty said the extension is really for 5 years, and the second 5 year period is really for working toward getting permanent construction on the ground. Ricky Newberry with KMR said this is a top priority for the resort.

Chuck Beatty made a motion to approve the 10 year extension, and Brendan Ferry seconded the motion. All members were in favor.

ITEM 4: Kirkwood Mountain Resort General Update.

Ricky Newberry with KMR said they are on schedule for opening day. KMR did purchase a new blower and loader. The parking reservation system is in place. Public can go to parkkirkwood.com for info on parking this winter. Timber Creek longevity is a top priority. They are pursuing the backside powerline replacement project. They have good progress on approvals. They do acknowledge dead and dying trees and need to continue to respond to that with partners. They completed summer trail work.

G. Adjournment: The meeting was adjourned at 11:16. The next regularly scheduled meeting is scheduled for November 8, 2024, at 10:00 am.

October 11, 2024

Mitigation Measures, *4.2 v(COA 50): Conduct street sweeping twice a year*

Kirkwood Mountain Resort is responsible for biannual street sweeping. Street sweeping was conducted June 26-28, 2024 and October 3-5, 2024. Photographs of the spring and fall sweeping are attached.

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

Thank you,

Steve Hodgkins
Senior Manager: Snow Surfaces
Kirkwood Mountain Resort
(209) 258-7319
SHodgkins@vailresorts.com

June 2024 Street Sweeping Photos


Bi-State
Sweeping Service, Inc.

October 3-4, 2024 Street Sweeping Photos

R|O|Anderson

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

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, tc, 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

REVISION BLOCK	BY

R|O|Anderson
MINDENROANDERSON.COM

MINDEN
1603 Esmeralda Ave.
P.O. Box 2229
Minden, NV 89423
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F 775.782.7084

RENO
5560 Double Diamond Pkwy, Unit 101
Reno, NV 89502
T 775.782.2322
F 775.782.7084

LOOP ROAD IMPROVEMENTS
VAIL RESORTS

DRAINAGE EXHIBIT

DRAWN: MCJ
ENGINEER: RTS
SCALE: AS SHOWN
DATE: 09.02.2022

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.

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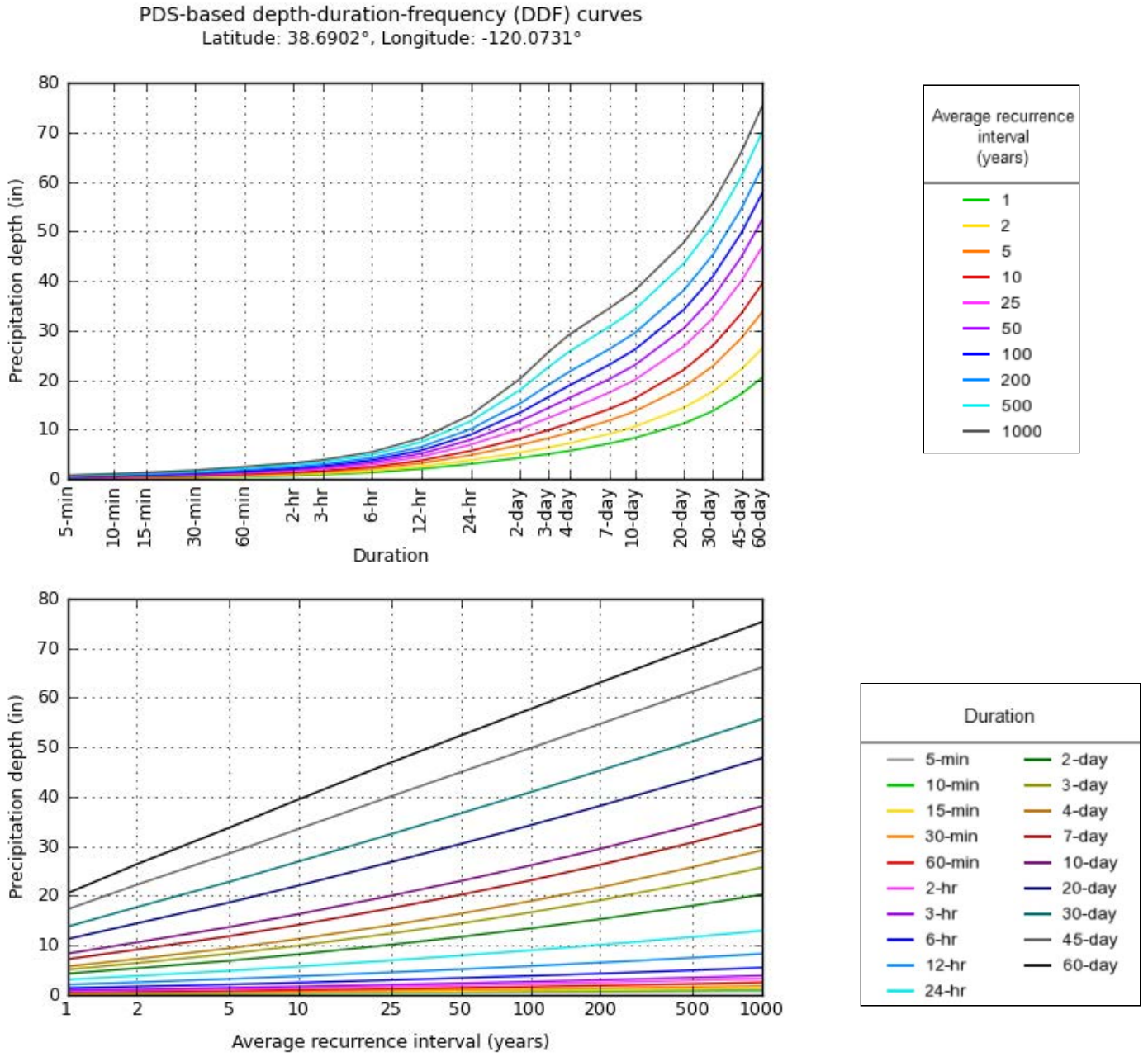
PF graphical



NOAA Atlas 14, Volume 6, Version 2

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

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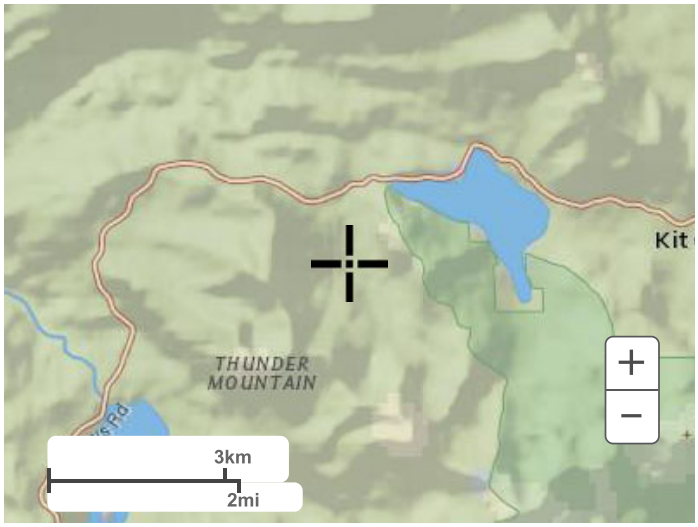
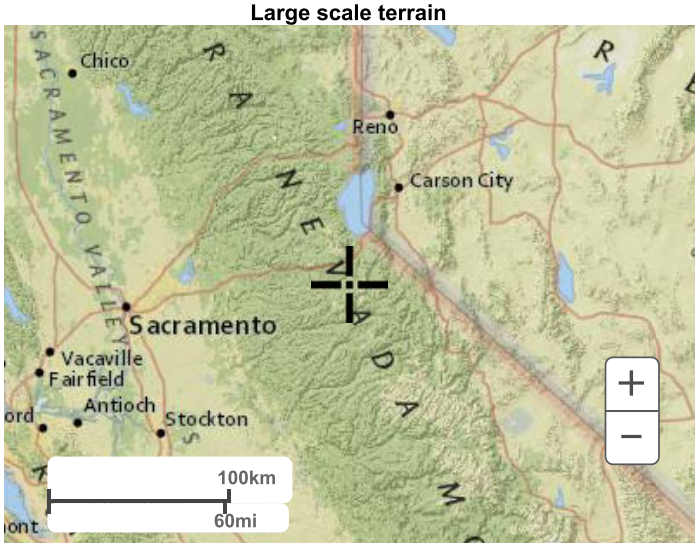
Maps & aerials

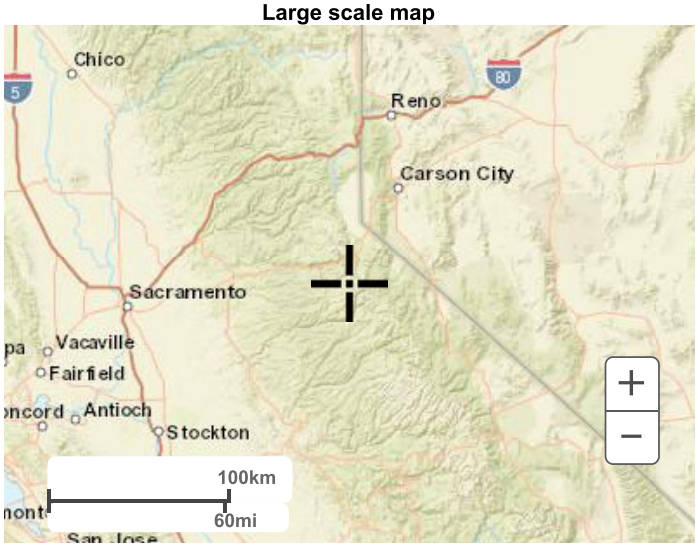
Small scale terrain



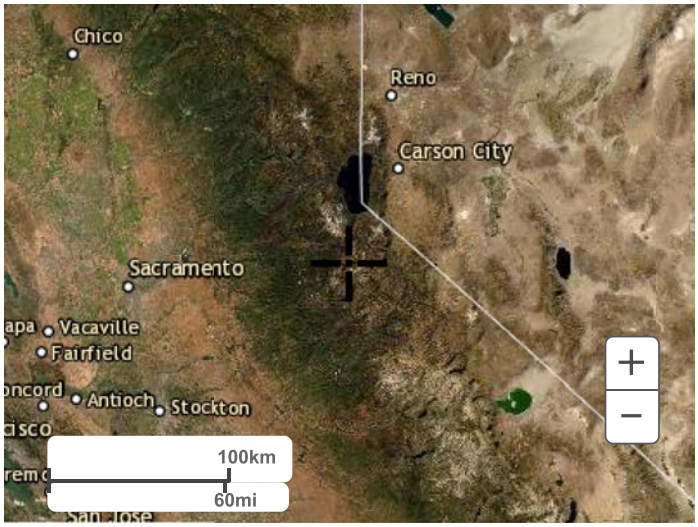
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Hydrograph Report

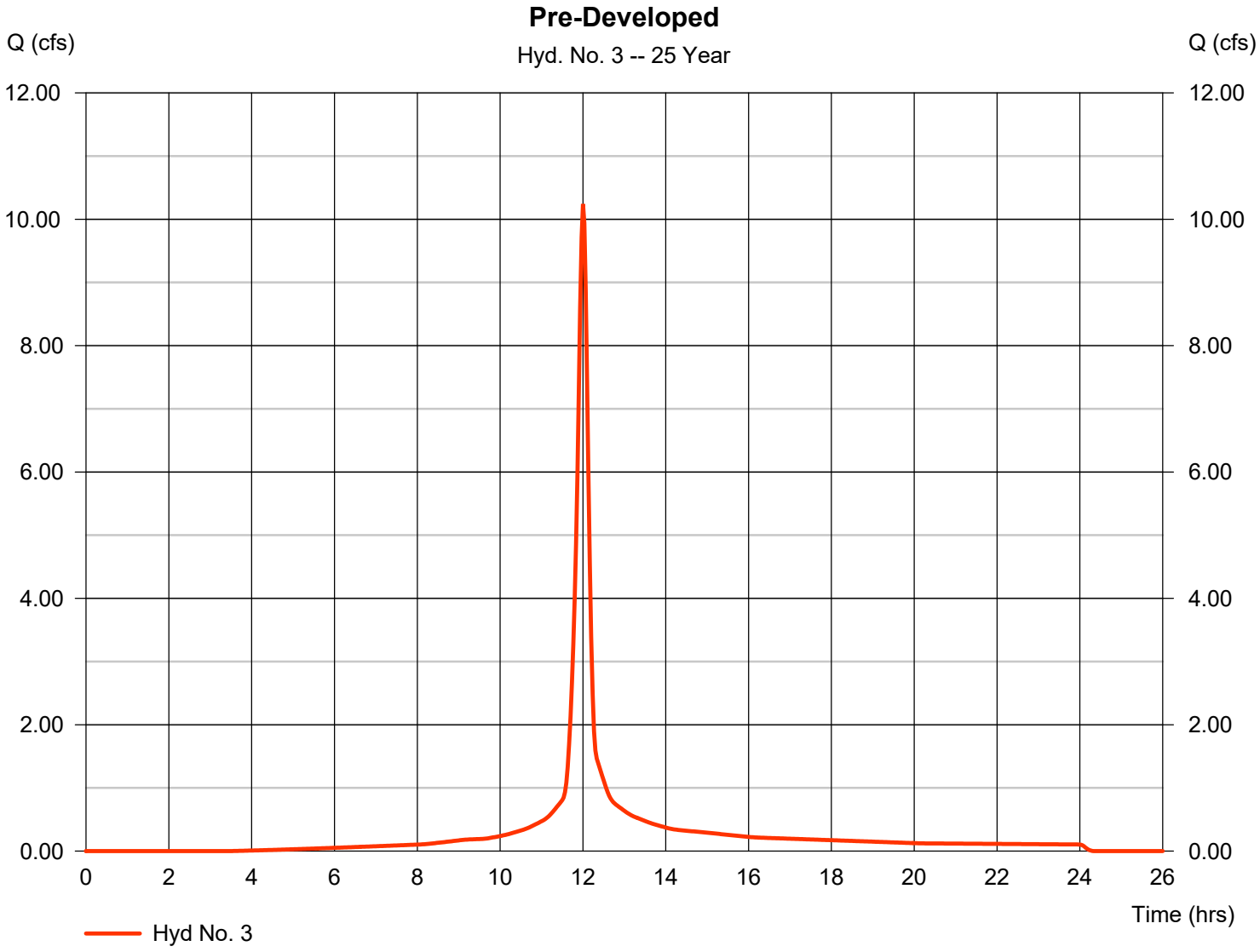
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 Friday, 09 / 2 / 2022

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 x 79) + (0.608 x 98)] / 1.340



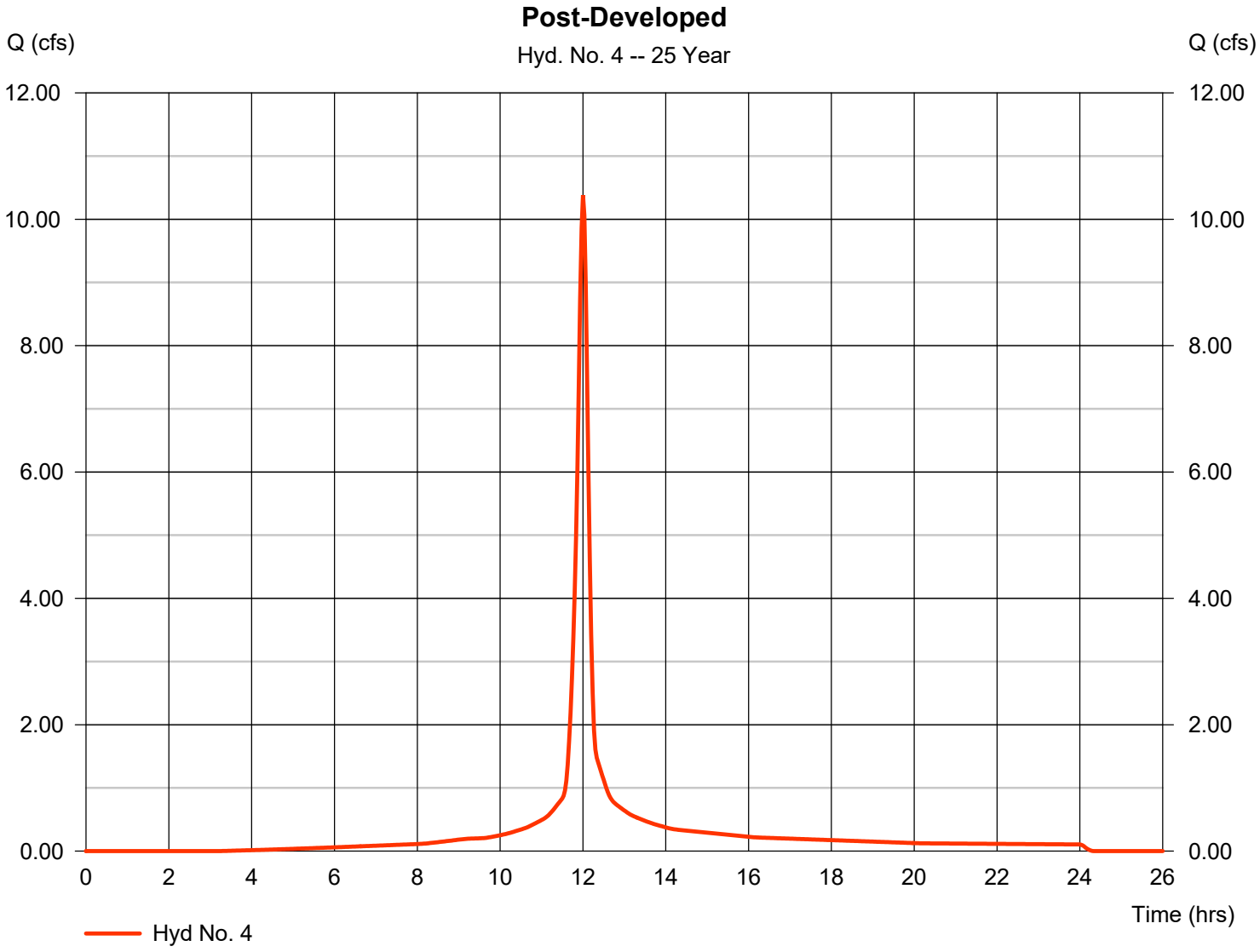
Hydrograph Report

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 x 82) + (0.608 x 98) + (0.337 x 79)] / 1.340



National Flood Hazard Layer FIRMette

FEMA

120°4'42"W 38°41'36"N

120°4'4"W 38°41'8"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
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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

May 11, 2022

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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Contents

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

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

Map Scale: 1:1,720 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

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.

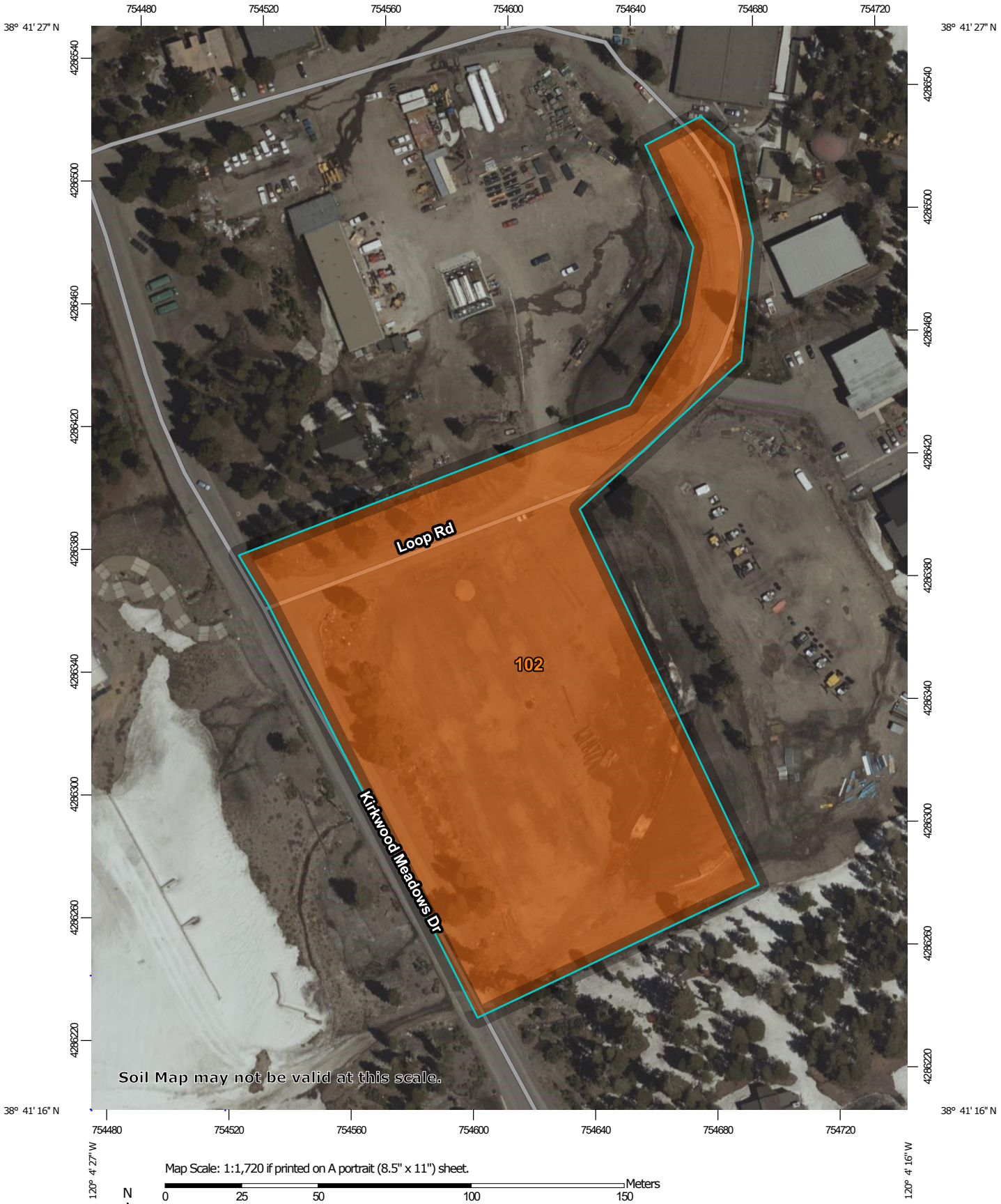
K Factor, Whole Soil (Kirkwood Timber Creek Upper Lot and Loop Road Improvements)

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.

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



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N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

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

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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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)

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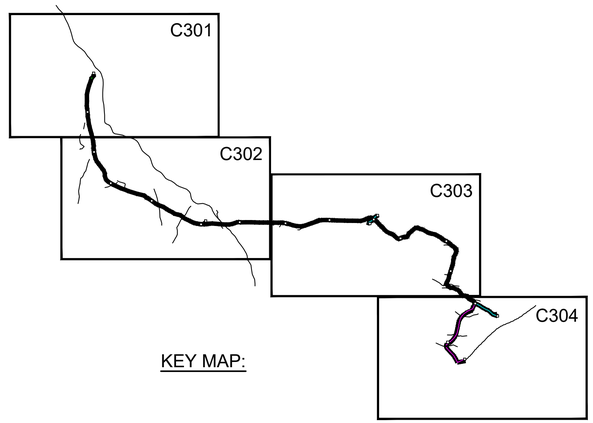
DRAWING INDEX		
DWG	**TITLE**	**REV**
C100	INDEX, PROJECT NOTES AND BILL OF MATERAILS	A
C101	LUMOS - PROJECT NOTES AND INDEX SHEET	A
C102	LUMOS - OVERVIEW MAP	A
C201-C212	LUMOS - CIVIL PLANS	0
C301	PLAN SHEET 1	A
C302	PLAN SHEET 2	A
C303	PLAN SHEET 3	A
C304	PLAN SHEET 4	A
C400	TRENCH DETAILS	A
C500	VAULT DETAILS	A
C501	TELECOMMUNICATIONS VAULT DETAILS	A
C502	TRANSFORMER AND SECTIONALIZING CABINET GROUNDING DETAILS	A
E101	ONE LINE DIAGRAM	A



KEY MAP:

BACKSIDE PROJECT BILL OF MATERIALS					
ITEM NO	**DESCRIPTION**	**QTY**	**MFR**	**CATALOG NUMBER**	**FURNISHED**
1	CABLE, 15KV 2/0AWG, 1/3 NEUTRAL, 133%, 220MIL	11,519 FT	OKONITE	140-23-3075	OWNER
2	CABLE, 25-PAIR, TWISTED PAIR, ARMORED, 19-25P GR PE-89 TYPE REA	11,519 FT	SUPERIOR ESSEX	09-031-92	OWNER
3	200 AMP 15KV LOADBREAK ELBOWS W/TEST POINT, 2/0AWG	74	HUBBEL	215EJ56CTJ	CONTRACTOR
4	ADJUSTABLE BRACKET 4 WAY JUNCTION	21	HUBBEL	215J4B	CONTRACTOR
5	15KV ELBOW ARRESTOR, MCOV 7.65KV	13	HUBBEL	215LA09	CONTRACTOR
6	200A, INSULATING CAP	32	HUBBEL	2151CI	CONTRACTOR
7	POWER VAULTS 48" X 78" X 61" I.D.	7	JENSEN PRECAST	557 NVE 24-1045	CONTRACTOR
8	POWER VAULT COVER A 48" X78" GALVANIZED	7	JENSEN PRECAST	24-1167	CONTRACTOR
9	COMMUNICATION VAULTS	20			CONTRACTOR
10	KELLEM GRIPS, SUPPORT GRIPS, DBL WEAVE, SPLIT MESS, LACE CLOSING, SS 1.00-1.24"	9	HUBBEL	2407011	CONTRACTOR
11	1/0 BARE COPPER GROUNDING CONDUCTOR	AS NEEDED			CONTRACTOR
12	5/8" X8' COPPER GROUND ROD	28	ERICO	615880UPC	CONTRACTOR
13	GROUND ROD CLAMP	28	ERICO	G1239743	CONTRACTOR
14	CRIMP CONNECTORS	AS NEEDED			CONTRACTOR
15	6" PVC SCHEDULE 40 CONDUIT	11,310 FT			CONTRACTOR
16	2" PVC SCHEDULE 40 CONDUIT	22,620 FT			CONTRACTOR
17	SAND OR ROCK FREE DIRT 26" X 18"	1255 YDS			CONTRACTOR

ELECTRICAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE SEQUENCE OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE OWNER. THE OWNER SHALL DETERMINE IF AND WHEN SECTIONS OF THE PROJECT CAN BE DE-ENERGIZED. THE CONTRACTOR SHALL PLAN ANY WORK ON ANY SPECIFIC PROJECT SECTION OR PIECE OF EQUIPMENT WHILE THE EQUIPMENT AND SECTION ARE DE-ENERGIZED. THE CONTRACTOR SHALL NOT WORK ON ANY ENERGIZED COMPONENTS WITHOUT PRIOR APPROVAL FROM THE OWNER.
2. THE CONTRACTOR SHALL SCHEDULE WORK SO AS TO COMPLETE SPECIFIC SECTIONS OF THE PROJECT; TO ALLOW OWNER TO ENERGIZE THE PROJECT PRIOR TO DEMOBILIZING FOR ANY GIVEN SEASON.
3. THE CONTRACTOR SHALL FURNISH ALL ELECTRICAL MATERIALS UNLESS INDICATED IN THE BILL OF MATERIALS WHICH IS INCLUDED IN THESE DRAWINGS.
4. 15KV CABLE SHALL BE HANDLED CAREFULLY AT ALL TIMES TO AVOID DAMAGE, AND SHALL NOT BE DRAGGED ACROSS THE GROUND, FENCES OR SHARP PROJECTIONS. CARE SHALL BE EXERCISED TO AVOID EXCESSIVE BENDING OF THE CABLE. THE ENDS OF THE CABLE SHALL BE SEALED AT ALL TIMES AGAINST MOISTURE WITH SUITABLE END CAPS. WHERE IT IS NECESSARY TO CUT THE CABLE, THE ENDS SHALL BE TERMINATED OR SEALED IMMEDIATELY AFTER THE CUTTING OPERATION. CABLE CLEAN SHALL BE CRC 2069 OR APPROVED EQUAL. TOWEL WIPES SHALL BE IROQUOIS 111614 OR APPROVED EQUAL.
5. ENDS OF ALL CONDUITS WILL BE SEALED AGAINST WATER AT ALL TIMES PRIOR TO TERMINATION. SEALING WILL BE ACCOMPLISHED WITH OWNER APPROVED CONDUIT CAPS OR PLUGS.
6. MANDRELS ARE TO BE USED BY THE CONTRACTOR TO PROVE THE INTEGRITY OF ALL INSTALLED CONDUIT RUNS. MANDREL RUNS SHALL BE PERFORMED PRIOR TO INSTALLATION OF ANY 15KV CABLES.
7. A PULL LINE SHOULD BE INSTALLED IN EACH RUN OF CONDUIT. MULE TAPE 1500LB TEST OR EQUIVALENT SHALL BE USED.
8. THE MINIMUM BENDING RADIUS OF CONDUIT SWEEPS SHALL BE 36" FOR ALL 15KV CABLE CONDUITS.
9. ALL 15KV CABLE SHALL BE INSPECTED CAREFULLY BY THE CONTRACTOR AS IT IS REMOVED FROM THE REEL IN PULLING OPERATIONS TO BE CERTAIN THAT IT IS FREE FROM VISIBLE DEFECTS. THE OWNER SHALL DECIDE UPON CORRECTIVE ACTION WHEN DEFECTS ARE DISCOVERED.
10. SUFFICIENT SLACK, AND IN NO CASE LESS THAN 24 INCHES, SHALL BE LEFT AT ALL TRANSFORMER PADS, VAULTS, AND SECTIONALIZING CABINETS SO THAT MOVEMENTS OF CABLE AFTER BACKFILLING WILL NOT CAUSE DAMAGING STRAIN ON THE CABLE OR TERMINALS.
11. ENDS OF ALL 15KV CABLES WILL BE SEALED AGAINST WATER AT ALL TIMES PRIOR TO TERMINATION. SEALING WILL BE ACCOMPLISHED WITH BLACK TAPE AND SCOTCH KOTE.
12. CONTRACTOR SHALL PLAN CABLE PULLS TO UTILIZE CABLE AS EFFICIENTLY AS POSSIBLE AND MINIMIZE WASTE ON REELS.
13. AS 15KV CABLES ARE PULLED, THEY SHALL BE IDENTIFIED AND TAGGED. THE IDENTIFICATION SHALL BE OF A PERMANENT TYPE, SUCH AS THAT DONE ON PLASTIC OR CORROSION RESISTANT METAL TAGS. THE TAG SHALL BE SECURELY ATTACHED TO THE CABLE.
14. SPLICES WILL NOT BE PERMITTED FOR THIS PROJECT.
15. 15KV CABLE TERMINATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AT ALL PRIMARY CABLE TERMINALS. SUCH TERMINATIONS SHALL BE SUITABLE FOR THE SIZE AND TYPE OF CABLE THAT THEY ARE USED WITH AND FOR THE ENVIRONMENT IN WHICH THEY WILL OPERATE. ANY INDICATION OF MISFIT, SUCH AS A LOOSE OR EXCEPTIONALLY TIGHT FIT, SHALL BE CALLED TO THE ENGINEER'S ATTENTION. THE OUTER CONDUCTIVE SURFACE OF THE TERMINATION SHALL BE BONDED TO THE SYSTEM NEUTRAL. A HEAT-SHRINK OR COLD-SHRINK SLEEVE SHALL BE INSTALLED TO SEAL BETWEEN THE BODY OF THE TERMINATION AND THE CABLE JACKET.
16. A PORTABLE COVERING OR SHELTER SHALL BE AVAILABLE FOR USE WHEN TERMINATIONS ARE BEING PREPARED AND WHEN COMPLETED TERMINATIONS ARE BEING SWITCHED. THE SHELTER SHALL BE USED AS NECESSARY TO KEEP RAIN, SNOW AND WINDBLOWN DUST OFF THE INSULATING SURFACES OF THESE DEVICES.
17. THE CONTRACTOR SHALL PERFORM ACCEPTANCE TESTING OF ALL INSTALLED 15KV CABLES. IN ACCORDANCE WITH ICEA, IEC, IEEE AND OTHER POWER CABLE CONSENSUS STANDARDS, A VERY LOW FREQUENCY (VLF) DIELECTRIC WITHSTAND VOLTAGE SHALL BE PERFORMED. CONTRACTOR SHALL NOT COMMENCE VLF TESTING WITHOUT PRIOR APPROVAL OF TESTING PROCEDURES BY OWNER'S ENGINEER. THE CONTRACTOR SHALL PROVIDE ALL CABLE TEST REPORTS TO THE OWNER.
18. THE CONTRACTOR SHALL NOT ENERGIZE ANY NEW 15KV CABLE WITHOUT PRIOR APPROVAL FROM THE OWNER.
19. EXISTING CABLES SHALL BE REMOVED BY CONTRACTOR.
20. SOME EXISTING CABLES MAY BE ABANDONED IN PLACE.
21. ALL NEW CABLES SHALL BE IN CONDUIT.
22. SHALLOW BURIAL DEPTHS MAY BE USED WITH CONCRETE SLURRY CAP IF APPROVED BY ENGINEER.

REV	DATE	REVISIONS	DWN	CHK	APV
A	08-01-23	ISSUE FOR AGENCY REVIEW	NRB	WEM	DHR

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Cortez, CO 81321

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DATE 08-27-23
PROJ CODE VAIL-1001
FILE NAME C100

KIRKWOOD MOUNTAIN VAIL RESORTS, INC.

INDEX, PROJECT NOTES AND BILL OF MATERIALS

SCALE NONE

DRAWING NUMBER C100

LEGEND:

- NEW POWELINE IN PREVIOUSLY DISTURBED AREAS
- NEW POWERLINE IN EXISTING POWERLINE TRENCH
- NEW POWERLINE IN EXISTING ROADWAY

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APPROVED	DHR
DATE	01-25-23
PROJ CODE	VAIL-1001
FILE NAME	C301-C304

KIRKWOOD MOUNTAIN VAIL RESORTS, INC.

POWER LINE REPLACEMENT
PLAN SHEET 1

SCALE	DRAWING NUMBER
NONE	C301

LEGEND:

- NEW POWELINE IN PREVIOUSLY DISTURBED AREAS
- NEW POWERLINE IN EXISTING POWERLINE TRENCH
- NEW POWERLINE IN EXISTING ROADWAY

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DATE	01-25-23
PROJ CODE	VAIL-1001
FILE NAME	C301-C304

KIRKWOOD MOUNTAIN
VAIL RESORTS, INC.

POWER LINE REPLACEMENT
PLAN SHEET 2

SCALE	DRAWING NUMBER
NONE	C302

3

LOCATION 13
(1) SINGLE-PHASE TRANSFORMER
(EXISTING)
(1) TELECOMMUNICATIONS VAULT

LOCATION 11
(1) VAULT
(1) TELECOMMUNICATIONS VAULT

LOCATION 10
(1) TELECOMMUNICATIONS VAULT

LOCATION 9
(1) VAULT
(1) TELECOMMUNICATIONS VAULT

TCVT
VISTA TOW TRANSFORMER
(EXISTING)

LOCATION 12
(1) THREE PHASE TRANSFORMER
(EXISTING)
(1) TELECOMMUNICATIONS VAULT

LOCATION 15
(1) VAULT
(1) TELECOMMUNICATIONS VAULT

LOCATION 14
(1) TELECOMMUNICATIONS VAULT

LOCATION 16
(1) TELECOMMUNICATIONS VAULT

LEGEND:

NEW POWELINE IN PREVIOUSLY DISTURBED AREAS

NEW POWERLINE IN EXISTING POWERLINE TRENCH

NEW POWERLINE IN EXISTING ROADWAY

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APPROVED DHR
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PROJ CODE VAIL-1001
FILE NAME C301-C304

KIRKWOOD MOUNTAIN
VAIL RESORTS, INC.

POWER LINE REPLACEMENT
PLAN SHEET 3

SCALE NONE

DRAWING NUMBER C303

4

LOCATION 17
(1) VAULT
(1) TELECOMMUNICATIONS VAULT

TCC3
CHAIR 3 TRANSFORMER
(EXISTING)

LOCATION 18
(1) THREE PHASE XFMR
(EXISTING)
(1) TELECOMMUNICATIONS VAULT

EXISTING CABLE BETWEEN CHAIR 3 TRANSFORMER AND CHAIR 4 TRANSFORMER (NOT LOCATED) TO BE ABANDONED IN PLACE

LOCATION 19
(1) SECTIONALIZING CABINET
(EXISTING)
(1) SINGLE PHASE TRANSFORMER
(EXISITNG)
(1) TELECOMMUNICATIONS VAULT

LJSEG SUNRISE GRILLL LJE
TSCO SUNRISE GRILL TRANSFORMER
(EXISTING)

LOCATION 20
(1) EX. 3PH XFMR
(1) TELECOMMUNICATIONS VAULT

TCC4
CHAIR 4 TRANSFORMER
(EXISTING)

END OF NEW
UNDERGROUND
POWERLINE

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LEGEND:

NEW POWELINE IN PREVIOUSLY DISTURBED AREAS

NEW POWERLINE IN EXISTING POWERLINE TRENCH

NEW POWERLINE IN EXISTING ROADWAY

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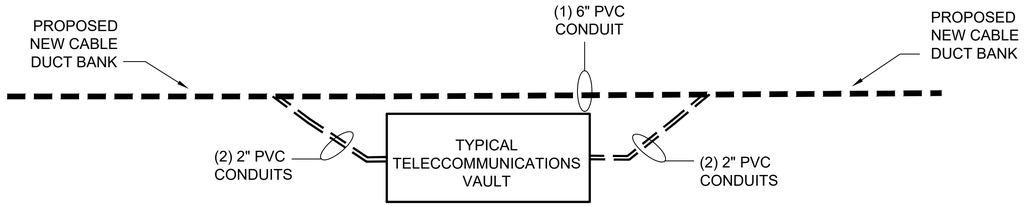
PROJ CODE VAIL-1001
FILE NAME C301-C304

KIRKWOOD MOUNTAIN
VAIL RESORTS, INC.

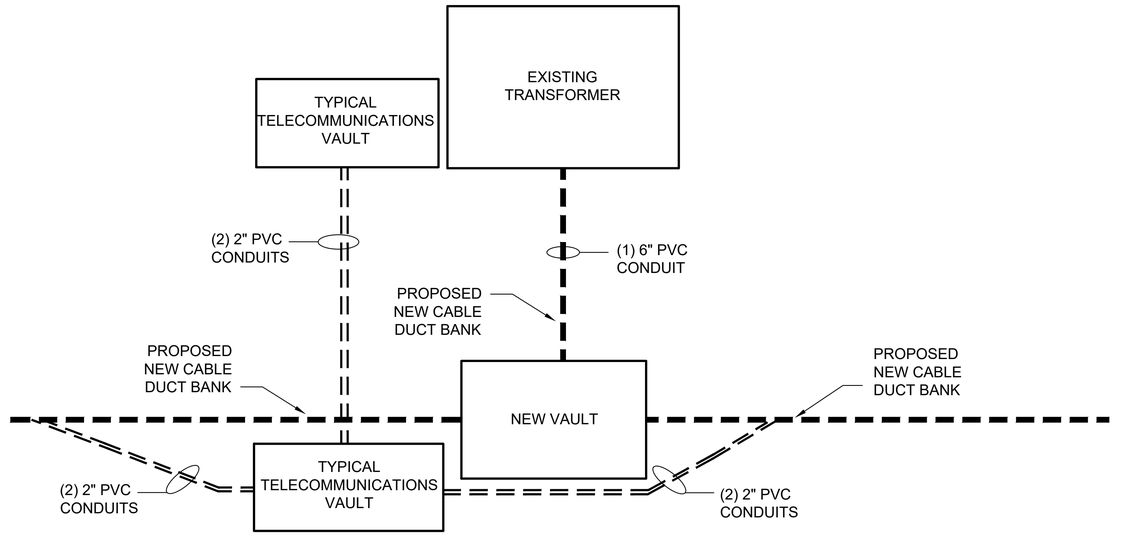
POWER LINE REPLACEMENT
PLAN SHEET 4

SCALE: NONE

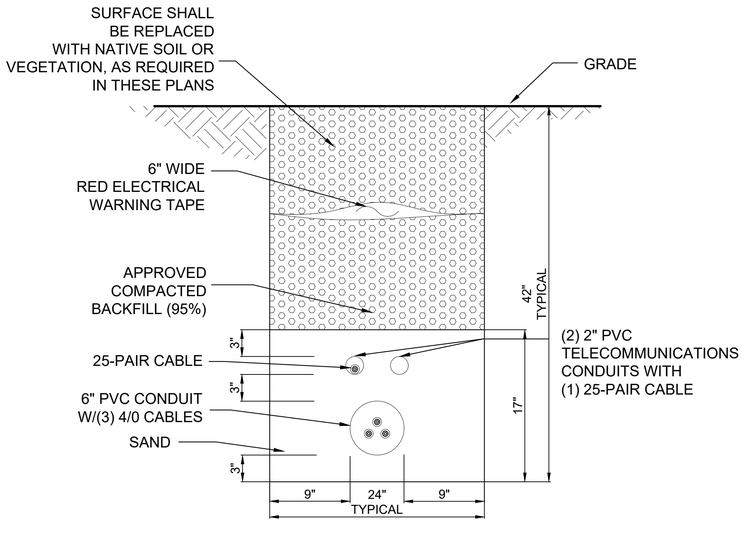
DRAWING NUMBER: C304



TYPICAL - TELECOMMUNICATION VAULT
NTS



TYPICAL - VAULT
WITH TRANSFORMER
NTS



TYPICAL - TRENCH CROSS SECTION
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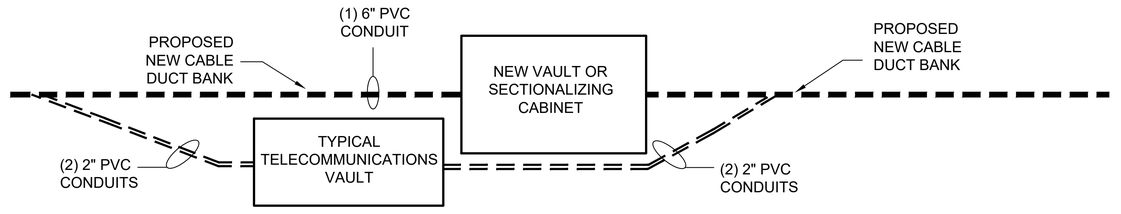

TYPICAL - VAULT WITH
TELECOMUNICATIONS VAULT
NTS

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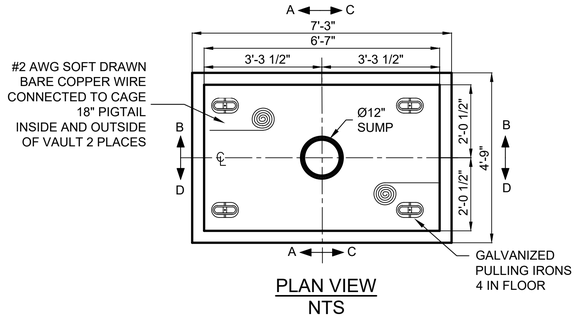
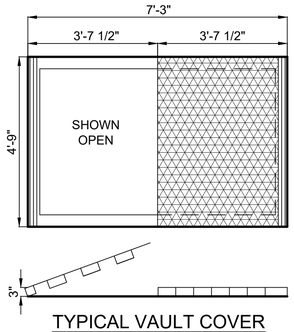
PROJ CODE VAIL-1001
FILE NAME C400

KIRKWOOD MOUNTAIN
VAIL RESORTS, INC.
POWER LINE REPLACEMENT
TRENCH DETAILS

SCALE: NONE
DRAWING NUMBER: C400

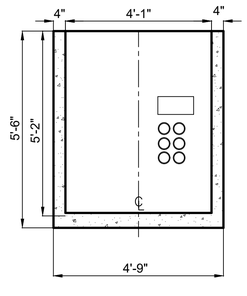


PLAN VIEW
NTS

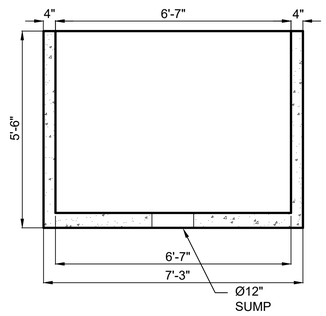


TYPICAL VAULT COVER
NTS

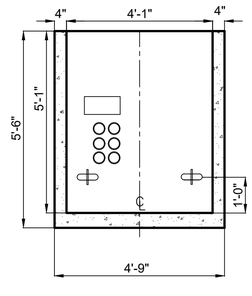
FOR COMPLETE DESIGN AND PRODUCT INFORMATION
CONTACT JENSEN PRECAST.



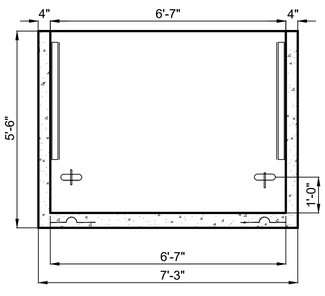
VIEW A-A



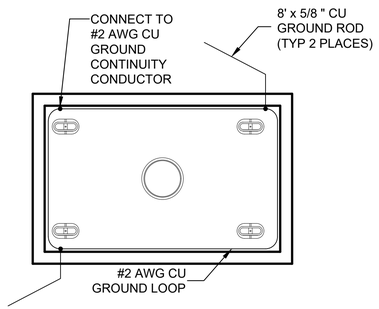
VIEW B-B



VIEW C-C



VIEW D-D



TYPICAL GROUND WIRE DETAIL
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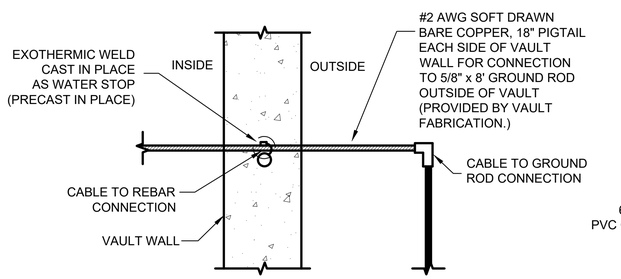

TYPICAL GROUND WIRE DETAIL
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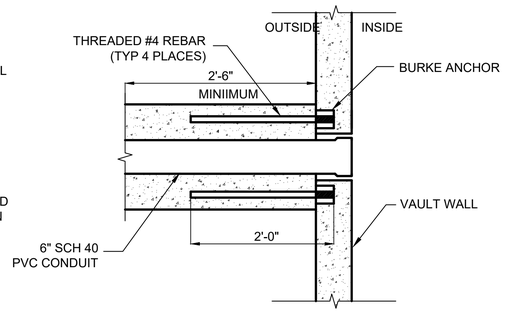

TYPICAL CABLE ENTRANCE DETAIL
NTS

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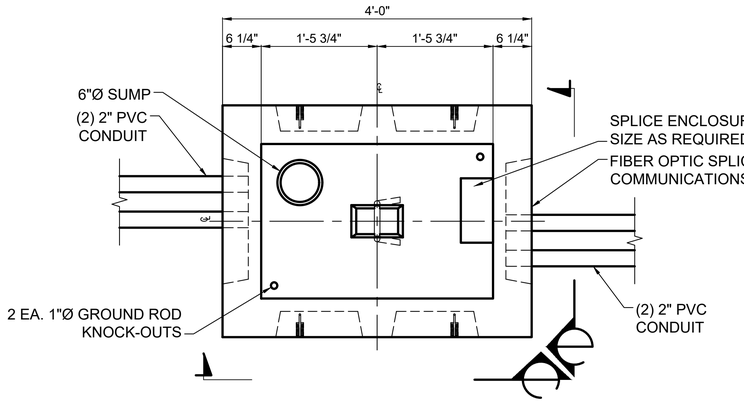
DATE	07-27-23
PROJ CODE	VAIL-1001
FILE NAME	C500

KIRKWOOD MOUNTAIN
VAIL RESORTS, INC.
POWER LINE REPLACEMENT
VAULT DETAILS

SCALE	DRAWING NUMBER
NONE	C500



TYPICAL TELECOMMUNICATIONS DETAIL
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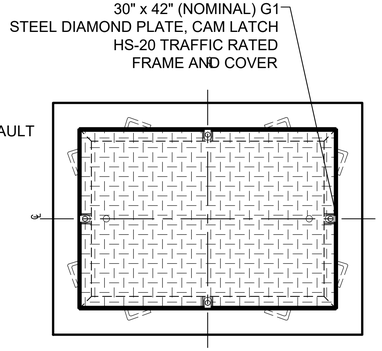
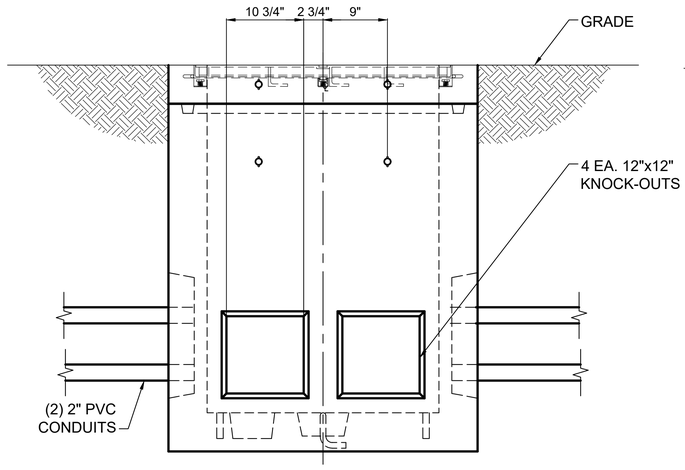
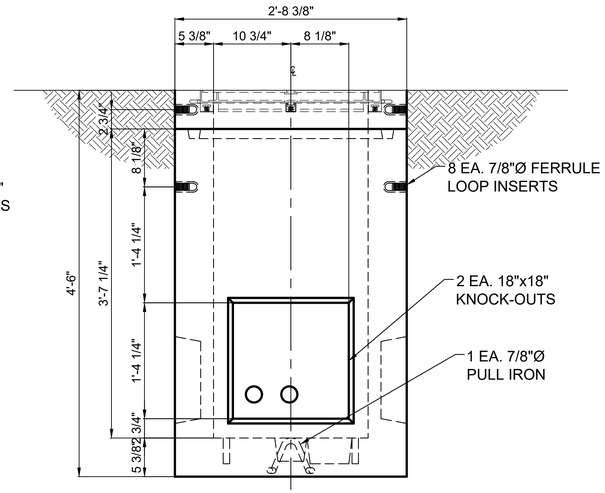


COVER DETAIL
NTS



SECTION A
NTS



SECTION B
NTS

NOTES:

1. 25-PAIR CABLE SERVICE LOOPS SHALL BE COILED IN THE HANDHOLE.

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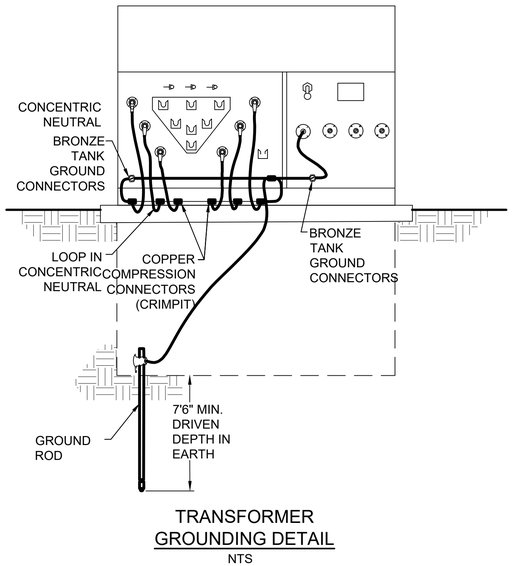
DATE 07-27-23
PROJ CODE VAIL-1001
FILE NAME C501

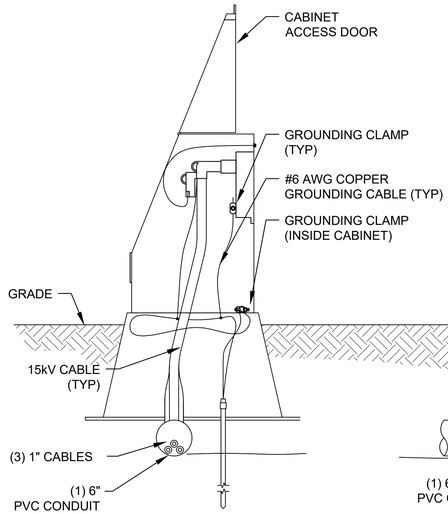
KIRKWOOD MOUNTAIN
VAIL RESORTS, INC.
POWER LINE REPLACEMENT
TELECOMMUNICATIONS VAULT DETAILS

SCALE NONE

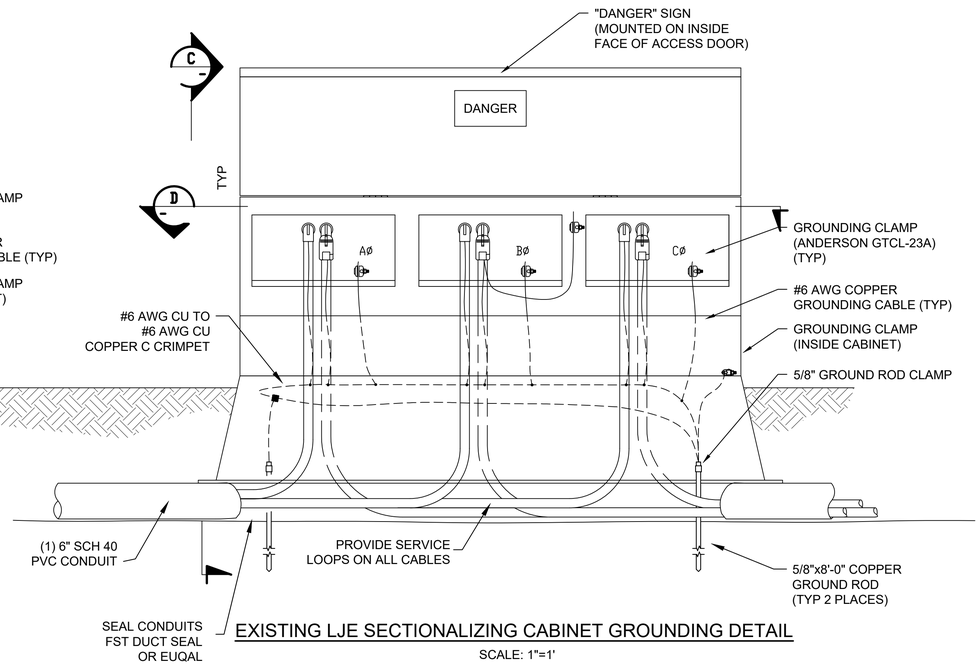
DRAWING NUMBER C501



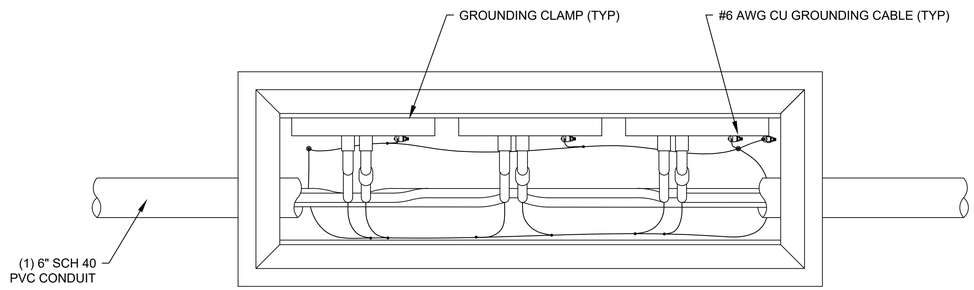
TRANSFORMER
GROUNDING DETAIL
NTS



SECTION C
SCALE 1"=1'



EXISTING LJE SECTIONALIZING CABINET GROUNDING DETAIL
SCALE: 1"=1'



SECTION D
SCALE: 1"=1'

REV	DATE	REVISIONS	DWN	CHK	APV
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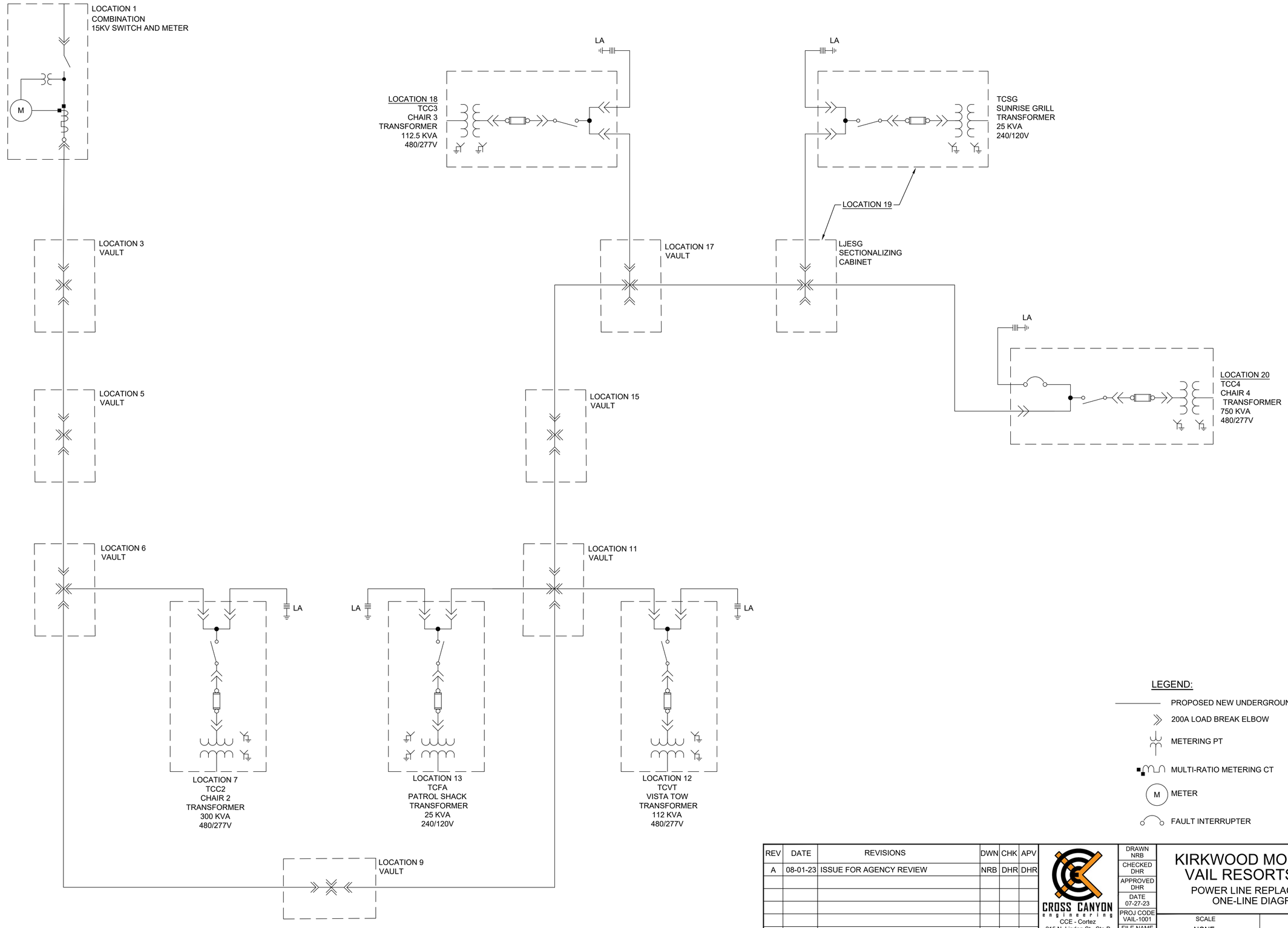
FILE NAME C500

KIRKWOOD MOUNTAIN VAIL RESORTS, INC.

TRANSFORMER AND SECTIONALIZING CABINET GROUNDING DETAILS

SCALE: NONE

DRAWING NUMBER: C502



LEGEND:

- PROPOSED NEW UNDERGROUND CABLES
- 200A LOAD BREAK ELBOW
- METERING PT
- MULTI-RATIO METERING CT
- M METER
- FAULT INTERRUPTER

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DATE 07-27-23
PROJ CODE VAIL-1001
FILE NAME E101

KIRKWOOD MOUNTAIN
VAIL RESORTS, INC.

POWER LINE REPLACEMENT
ONE-LINE DIAGRAM

SCALE: NONE

DRAWING NUMBER: E101

STAFF REPORT TO: TRI-COUNTY TECHNICAL ADVISORY COMMITTEE
FOR MEETING OF: NOVEMBER 8, 2024

ITEM __ Request for a 2-year Extension for Subdivision Map SM 143- Palisades VI, originally submitted by KP-VI, LLC, proposing to subdivide approximately 8.1 acres into 21 single-family lots in the 2003 Kirkwood Specific Plan area. Current expiration date for the approved Tentative Map is November 14, 2024. APN: 026-020-046

Applicant: Haven Mountain Group LLC
Supervisorial District: 3
Location: West of the Intersection of Palisades Dr. and Olympic Ct. in Kirkwood, CA

A. General Plan Designation: SPA, Special Planning Area

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

C. Acreage Involved: 8.1 acres divided into residential lots

D. Source of Water: Kirkwood Meadows Public Utilities District (KMPUD)
E. Sewage Disposal: Kirkwood Meadows Public Utilities District (KMPUD)
F. Description and Background: The project was originally approved by the Board of Supervisors on November 8, 2005, and consists of 21 single-family lots ranging in size from .022 acres to 0.57 acres located on the west side of Kirkwood Meadows Drive.

The tentative map has the following history of expiration dates:

- Original expiration date - November 8, 2008
- Legislative extension SB 1185 - November 8, 2009
- Local five-year extension - November 8, 2014
- Legislative extension AB 116 - November 8, 2016
- Local one-year extension - November 8, 2017
- Resubmission and three-year approval- November 14, 2017
- Four-year extension granted by Planning Commission- November 14, 2024
- BOS Appeal upheld granted extension- Current expiration date: November 14, 2024

The Kirkwood Specific Plan and the EIR for the Kirkwood Specific Plan can be found on the County's website at https://www.amadorgov.org/departments/planning/tri-county-technical-advisory-committee-Tri-TAC.

G. Previous Board of Supervisors Findings:

1. The Board finds that the CEQA Guidelines section 15182 exemption for residential projects implementing specific plans applies to this tentative map extension because the project is in conformity with the Kirkwood Specific Plan.

2. The Board finds that an event described in CEQA Guidelines section 15162 (changed circumstances or qualifying new information) has not occurred and that a subsequent or supplemental EIR to the Kirkwood Specific Plan EIR is therefore not required.

3. When the Planning Commission approved Tentative Map Nos. 143 and 180 on November 14, 2017, it made findings under the Government Code including a finding per Government Code section 66473.5 that the tentative maps were consistent with the General Plan and the Kirkwood Specific Plan. The Board hereby finds that nothing has changed that would alter the 2017 findings or make these tentative maps inconsistent with the planning documents, and that these planning documents are not inconsistent with each other.

APPLICATION FORM AND CHECKLIST FOR TENTATIVE PARCEL MAP AND SUBDIVISION MAP

The following information shall be included with this application:

1. Parcel Map Number Subdivision Map No. 143
   or Subdivision Name and Number Palisades Unit No. 6
2. Subdivider and/or Land Owner KPVI LLC
   Name Attn: Nate Whaley
   Address P.O. Box 2, Kirkwood, CA 95646
   Phone 209-210-7225
3. Surveyor Sheldon Land Surveyors
4. Assessor Plat Number 026-020-046
5. Existing Zoning District PD-SR
6. General Plan Classification Specific Plan
7. Date Application Submitted Resubmittal on July 5, 2017
8. Proposed Use of Parcels single family residential
9. Special Use Districts (if applicable) Kirkwood Meadows Public Utility District
10. Source of Water Supply Kirkwood Meadows Public Utility District
11. Sewage Disposal System Kirkwood Meadows Public Utility District
12. Signature of Landowner/Applicant _____
    (May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor _____

The following shall be included with this application:

- ☐ 14. Thirty-five (35) copies of tentative map. PLEASE FOLD MAPS
  15 copies: 18" X 26" in size, folded to 6" X 9½" in size
  20 copies: 11" X 17" in size, folded in half
- ☐ 15. One (1) copy of Assessor Plat Map.
- ☐ 16. Two (2) copies of deed(s).
- ☐ 17. Two (2) copies of completed environmental information form (sections 29, 30, 31 require description and photos).
- ☐ 18. Two (2) copies of preliminary map report.
- ☐ 19. One (1) reduced (8½" X 11") reproduction of tentative map.
- ☐ 20. Application Fee (see Fee Schedule).
- ☐ 21. Copies of Receipts of Environmental Health Department and Public Works Agency Fees.
- ☐ 22. Completed and signed Indemnification Agreement.
- ☐ 23. If your project accesses off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project accesses from a private road connected to a State highway), or state if no information is available.
- ☐ 24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to PRC 21083.4.

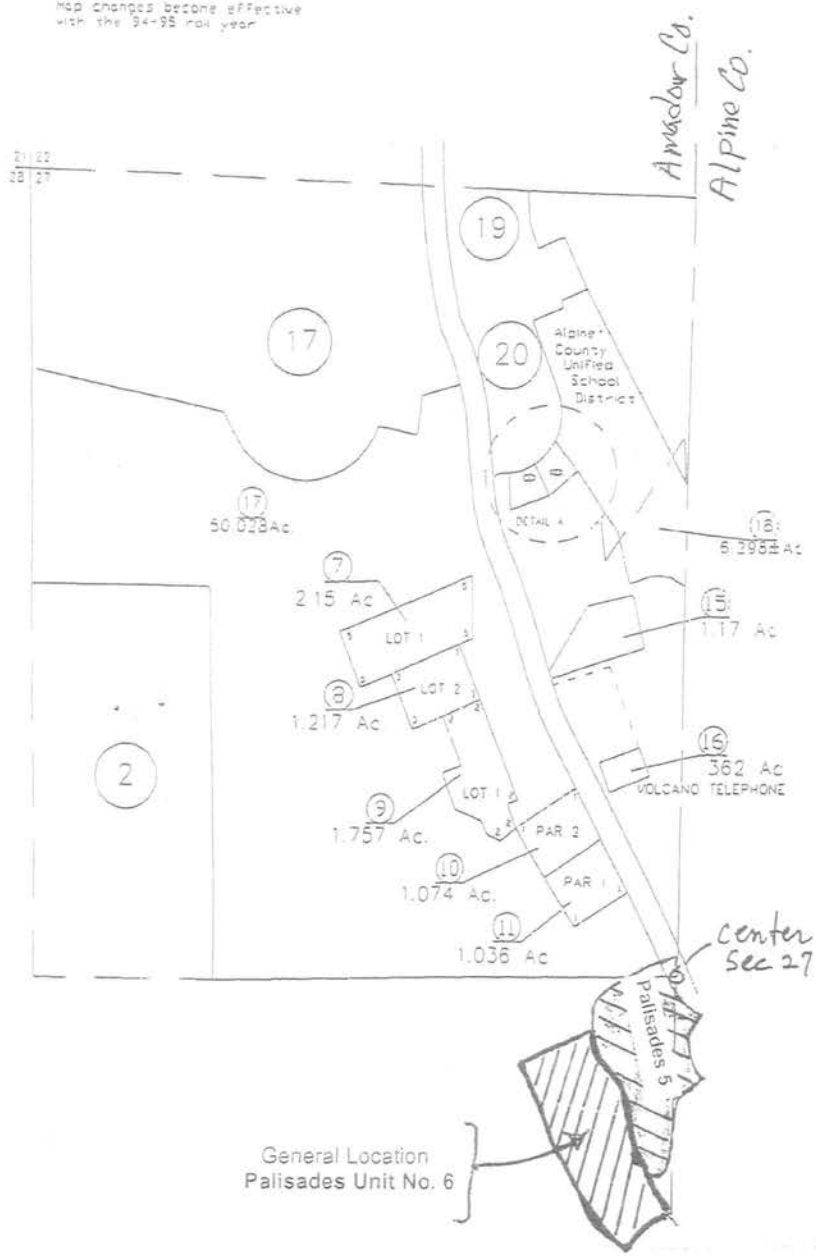
POR. SEC. 27, T 10N., R.17E., M.D.B. & M.

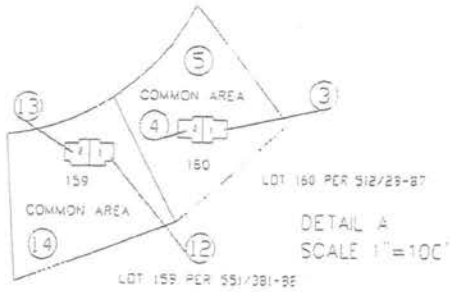
Tax Area Code
52-029

26-27

NOT IS Map Was Prepared For
AS nt Purposes Only. No
LIA IS Assumed For The
Accuracy Of The Data Delineated
Hereon.

Map changes become effective with the 94-95 roll year





1" = 400'

1 - P.M. Bk. 27, Pg. 43
P.M. Bk. 32, Pg. 79
2 - P.M. Bk. 5, Sub. Pg. 24
3 - P.M. Bk. 5, Sub. Pg. 53
4 - P.M. Bk. 5, Sub. Pg. 54
5 - P.M. Bk. 5, Sub. Pg. 56

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

(17)

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

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Palisades Unit 6

Date Filed: _____ File No. _____

Applicant/

Developer Attn: Nate Whaley Landowner KPVI LLC

Address PO Box 2, Kirkwood CA 95646 Address PO Box 2, Kirkwood CA 95646

Phone No. 209-210-7225 Phone No. 209-210-7225

Assessor Parcel Number(s) 026-020-7225

Existing Zoning District PD-SR

Existing General Plan 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 Tri-TAC, County Planning

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 6/29/2017

(Signature)

For KPVI LLC

Amador County Environmental Information Form

Project Description
Palisades Unit 6 Single family subdivision

Numbers refer to sections in the Amador County Environmental Information Form

1.
This proposal is to create a 21-lot subdivision for Single Family development. The development is the 6th in a 6-phase development approved under the Kirkwood Specific Plan, and lies in both Alpine and Amador Counties.

The subdivision is designed to provide the amenity of ski in/ski out access to its residents and owners. This is provided primarily by a dedicated ski-way and pedestrian easement on the downhill side of the Pal 6 lots west of Palisades Drive. The level of access to ski terrain is unique to each lot's location and elevation, however all residents will have a greater or lesser ability to ski away from and back to their homes without use of vehicle transport, if they desire.

The total proposed subdivision area is 8.1 acres. 6.7 acres are contained in the 21 proposed lots and 1.4 acres are contained in the extension of Palisades Drive. The proposed lots vary from +/-9800 square feet (.23 acres) up to 24783 square feet (.57 acres) as shown in table form on the Tentative Map.

2.
There are no existing structures for habitation on the proposed development.

The 21 lots will contain 21 single family residential units as proposed.

3,4.
Not applicable, no building construction proposed.

5,6.
All development in Kirkwood will be served by Kirkwood Meadows Public Utility District for water, sewer, propane and electricity, and Volcano Communications for telephone and cable TV.

7,8,9
No plans for specific building development exist. As single-family lots, the ultimate owner is the source of building plans. It is assumed that construction of various single-family homes, on the building envelopes as identified in the tentative map, will take place over

the next 3 to 5 years. The development is subject to a variety of tiered regulations and guidelines. The Kirkwood Specific Plan as approved in Amador and Alpine counties in summer of 2003 is the overall controlling document. Development is also under the applicable County and State regulations, the CC&R's and design guidelines of its own Homeowners association, and under the overall jurisdiction of the Kirkwood Community Association.

It is proposed to construct roads and infrastructure to complete Olympic Court in a single phase in the first building season after final map approval. Then, the owner of any particular lot can initiate their plans at any time after road and utility construction are completed. See attached tentative Map for road locations and lot layouts proposed.

10.

Associated Projects

The relocation and upgrade of Kirkwood's hole-in-the-wall ski lift (Chair 7) was completed in 2005 concurrent with early development of Timber Creek Village multi-family and commercial development immediately north. Additional associated activity is the completion of Palisades 5 subdivision.

Chair 7 was relocated and upgraded to a newer, faster system in 2005. Neither project physically depends on the other for completion. The prime reasons for relocating the Chair are to increase its capacity to move skiers uphill, better position it for access to the ultimate replacement for the existing Timber Creek Lodge, move the chair alignment off the northern most lots of Palisades 5. Relocation of the Chairlift will make skier traffic move more efficiently both on the snow and to/from the parking areas.

Palisades Unit 6 is a planned, logical next phase extension of the Palisades/ski in/ski out south development as shown in the 2003 Kirkwood Specific Plan. The approval of the development in the area is known as Revised Alternate E, as analyzed in the Kirkwood Specific Plan EIR.

11,12,13,14,15.

The tentative map indicates the access, lot layout, estimated lot size and building envelope proposal for each lot.

16.

This project ***does not*** require a conditional use permit or re-zone. It is consistent with the approvals contained in the 2003 Kirkwood Specific Plan for the creation of single-family lots for sale to individual owners.

17.
The Project, a subdivision that provides access and utility stubs will have a significant effect on existing ground contours in the immediate area of the road and utility construction. Creation of Palisades Drive will require substantial grading, and will require an encroachment onto Kirkwood Meadows Drive as shown. The design of the road segments has been done to minimize cut and fill, by being designed to stay parallel to the contours of the land, and by keeping most of the utility installation within the road right of way, thus limiting disturbance. Which would come from separate PUE's.

18.
The Project will have an effect on views or vistas from existing residential areas, public lands and roads. The view will change slightly with construction of the road and infrastructure, but more so when individual homes begin to appear. The visual impacts were analyzed in the Kirkwood Specific Plan EIR, with mitigation measures required to be applied to mitigate to lower levels of effect.

19.
The Project will change the pattern of use and character of the area within the subdivision. Historically the project area has been either used as open space or ski terrain, depending on the seasons. These changes were analyzed in the EIR covering the Kirkwood Specific Plan.

20.
The Project, the subdivision itself, will generate no solid waste or litter.

21.
The Project will cause minor change in dust. There will be some dust associated with construction, and mitigation measures are in place to minimize this. The project will cause no ash, smoke, fumes or odors in the vicinity.

22.
The Project will significantly alter an approximately 1.7 acre section of Wetland A as shown on the Wetland delineation Map certified by the Army corps of Engineers in 2002. The cut (earth removal) required to establish the subdivision road will eliminate this wetland section. An Army Corps of Engineers permit will be required to disturb this area, and mitigation will be required, likely at a 2:1 ratio of disturbed: created wetland.

This disturbance was evaluated in the Kirkwood Specific Plan EIR, and the conclusion was that by replacement with a higher quality wetland feature, this impact could be mitigated to less than significant. Kirkwood has completed mitigation as required by the Army Corps

of Engineers by constructing replacement wetland areas in the meadow, adjacent/connected to existing wetlands.

The earth movement will also result in minor disturbance of smaller drainageways within the project, however design, collection and distribution of the collected drainage will reduce this impact to less than significant.

23.
The Project will generate no significant change in noise or vibration in the vicinity except during the construction process.

24.
The Project site does contain development proposed on slopes of more than 10%. The slopes vary from 10 to approximately 25 percent in some limited areas. The access roads are maintained at approximately 10 percent. There are minimal fills associated with the project, and involve only those necessary to maintain stable slopes along roadways pursuant to the guidelines in the Specific Plan.

Benching, re-vegetation and erosion control using steep slope BMP's will be used to maintain stability and minimize visual impacts on the cut slopes necessary to provide access to Palisades 6.

25.
The Project will not involve the use of potentially hazardous materials, toxic substances, or flammables. Minor use of explosives may be required during construction to break rock too hard to excavate with normal construction equipment.

26.
The Project will not cause a substantial change in demand for municipal services. The project represents less than 1.5 percent of the total allowable unit count in the EIR analyzed for the Kirkwood Specific Plan.

27.
The Project will not substantially change demand for fossil fuel consumption. The project represents less than 1.5 percent of the allowable unit count analyzed in the EIR for the Kirkwood Specific Plan.

28.
Although the Project itself is not related to a larger project or series of projects that can be accurately identified at present, it will create the possibility for 21 more single -family

homes in Kirkwood. In that way, it can be seen as related to a future change in use from the current use.

The use of the area for residential development was analyzed in the EIR for the Kirkwood Specific Plan and it was determined that, with the exceptions of:

- the affects of increased population on the surrounding area
- the visibility of the project, and
- increased human presence,

that the effects of the Specific Plan could be mitigated to less that significant levels.

29.
The area has been under constant use since the early 1970's as open space and for skiing skiers. Historically, the area has been partially logged. There is no evidence of endangered or threatened Plants or animals based on surveys for sensitive plant species performed in 2003, and surveys for sensitive wildlife species were performed in 2004. The area is used by the common Kirkwood Valley animals, i.e. squirrels, chipmunks, occasional bears and coyotes, and birds, which have generally adapted to human activity.

Archeological surveys, which included a data search in public archeological records, consultation with the native American groups were done in the mid 1990's. No cultural or historic resources of significance were located by this work.

30.
The surrounding property is largely owned and used by Kirkwood Mountain Resort. There are privately owned lots in the Palisades Phases 1 through 5 to the south and east between proposed unit 6 and Kirkwood Meadows Drive.

Due west of the proposed Palisades 6 is open space and areas used for recreational use like hiking, skiing etc.

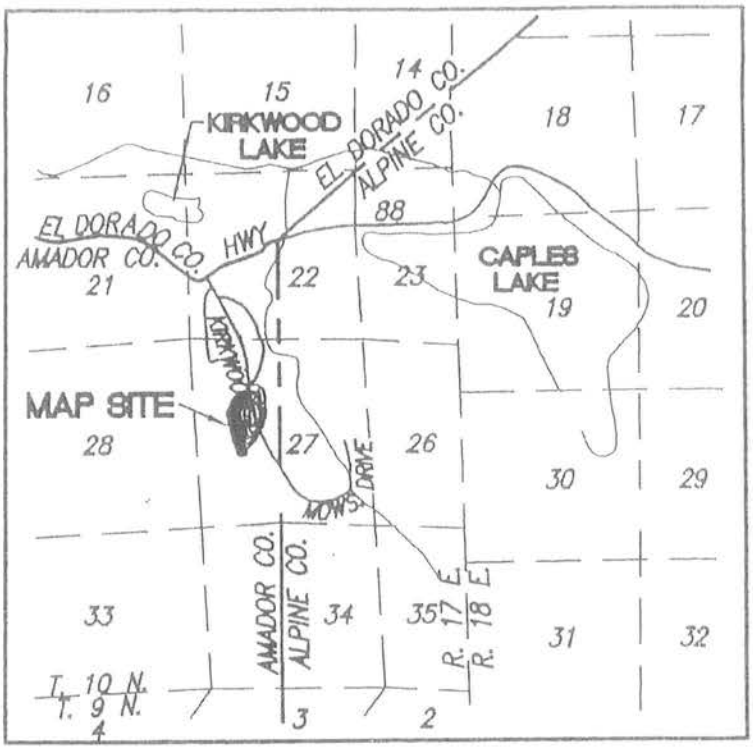
Northwest is the Chair 7 ski lift and associated ski runs, and open lands used for recreation both summer and winter. The future Palisades 6 subdivision is planned to occupy part of this open land.

Due south lies open space, used for recreational purposes like hiking, skiing etc. The proposed Palisades unit 6 will be immediately west of Palisades 5.

See pictures attached for reference

31.

There are no known mines or other excavations on the project property.



Palisades Unit 6 Vicinity Map

OWNER:

KIRKWOOD MOUNTAIN RESORT
P.O. BOX 1
KIRKWOOD, CA 95646
(209) 258-7407
ATTN: ED MORROW

SURVEYOR:

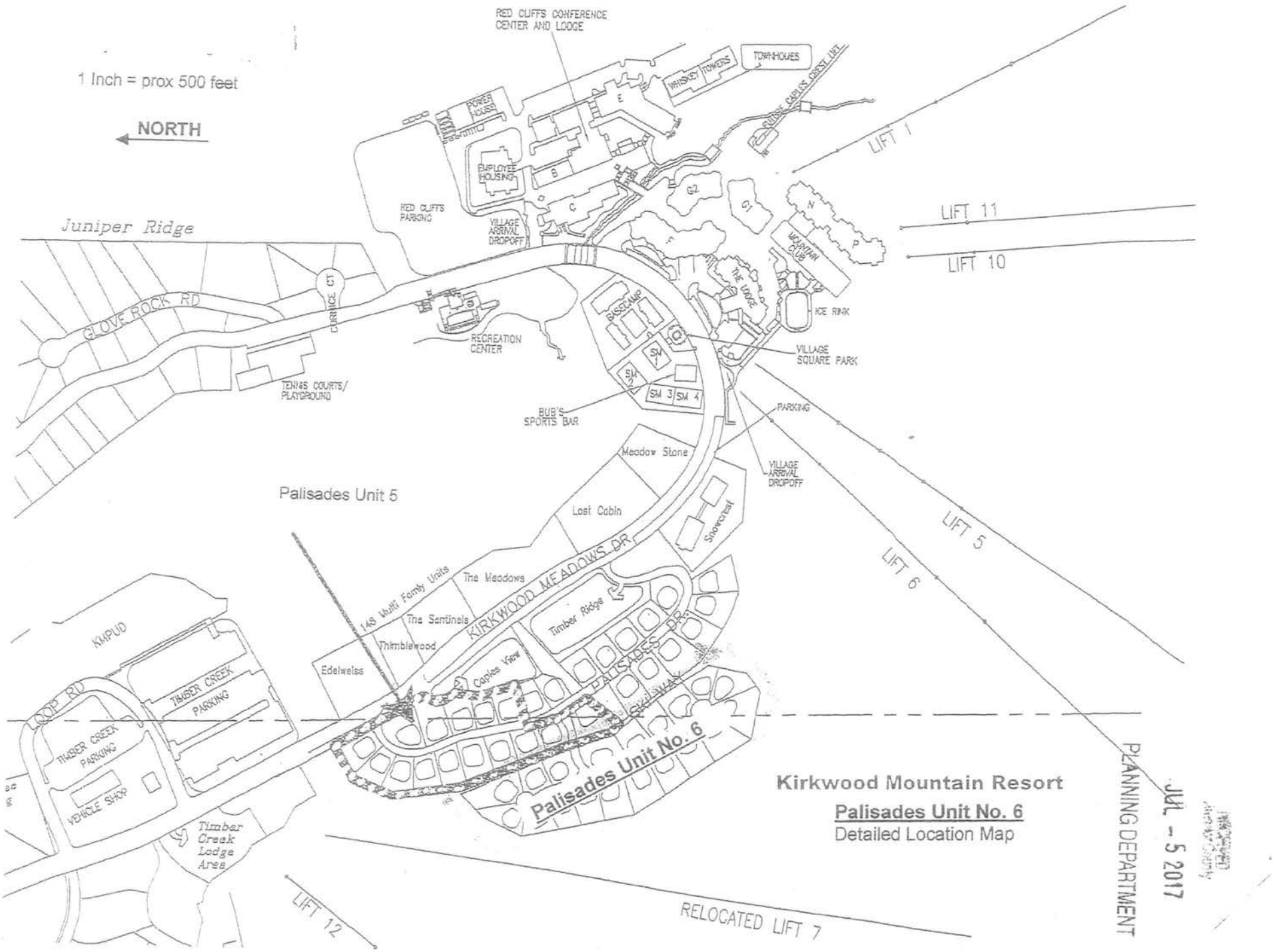
SHELDON LAND SURVEYING
1005 PERSIFER STREET
FOLSOM, CA 95608
(916) 985-1875
ATTN: GARY SHELDON

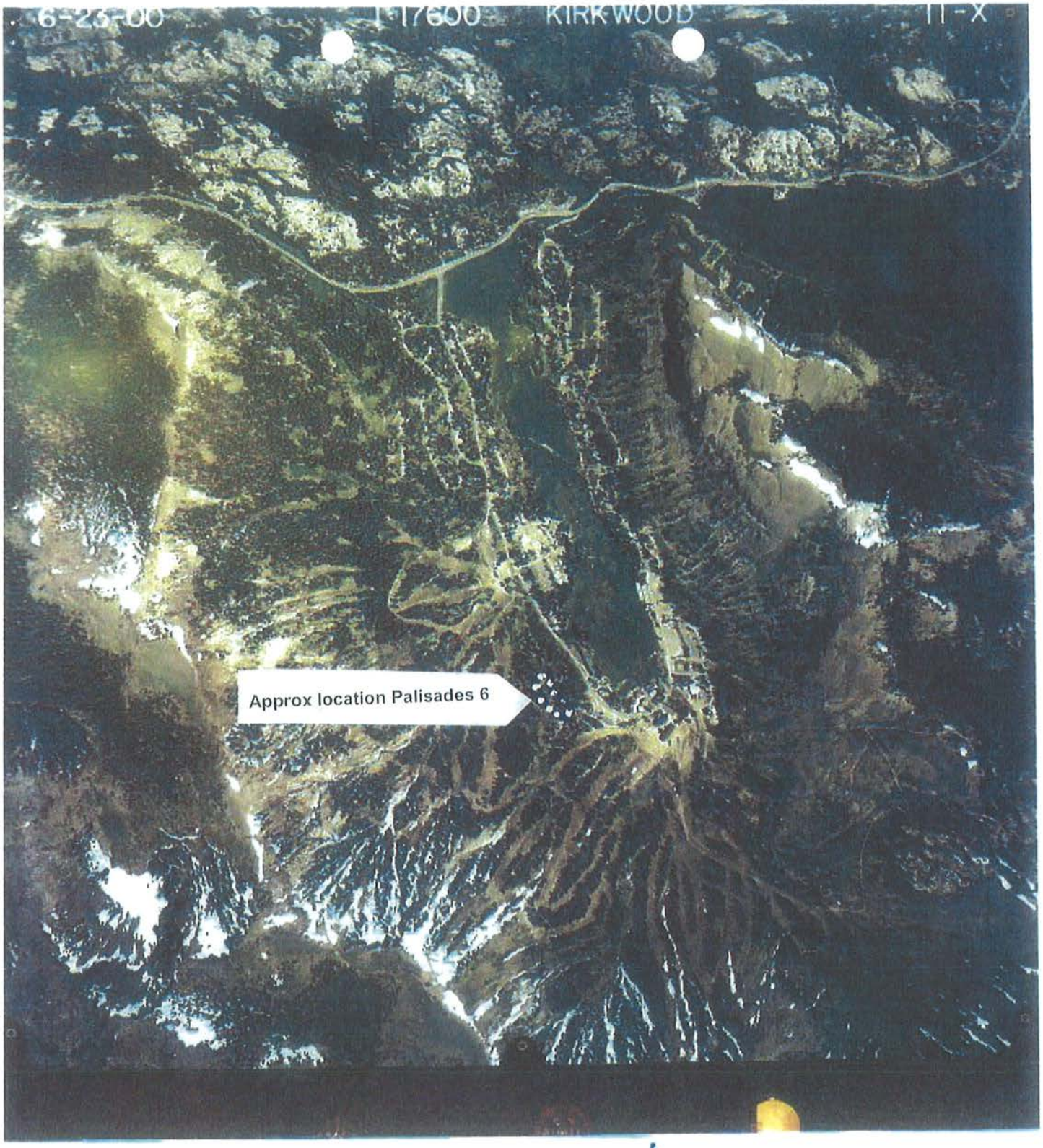
GENERAL PLAN DESIGNATION:

SP

CURRENT ZONING:

PD





Aerial View looking about north
Showing Pal 6 in relation to
Kirkwood Valley

North

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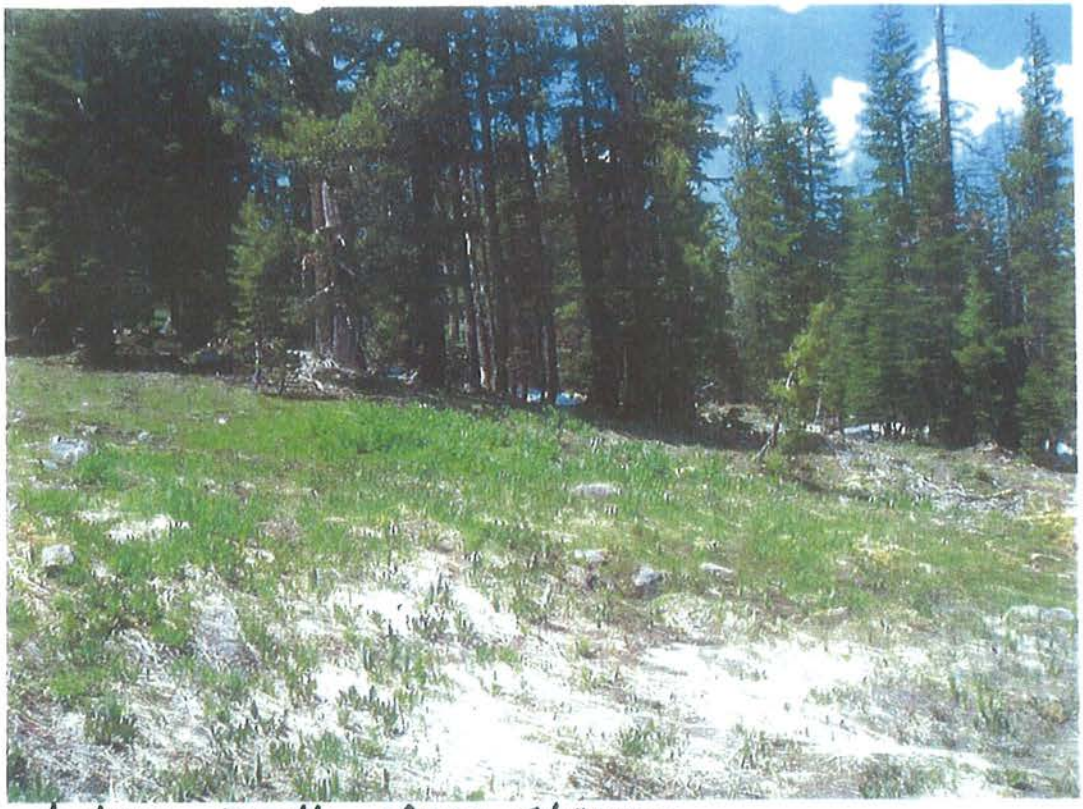
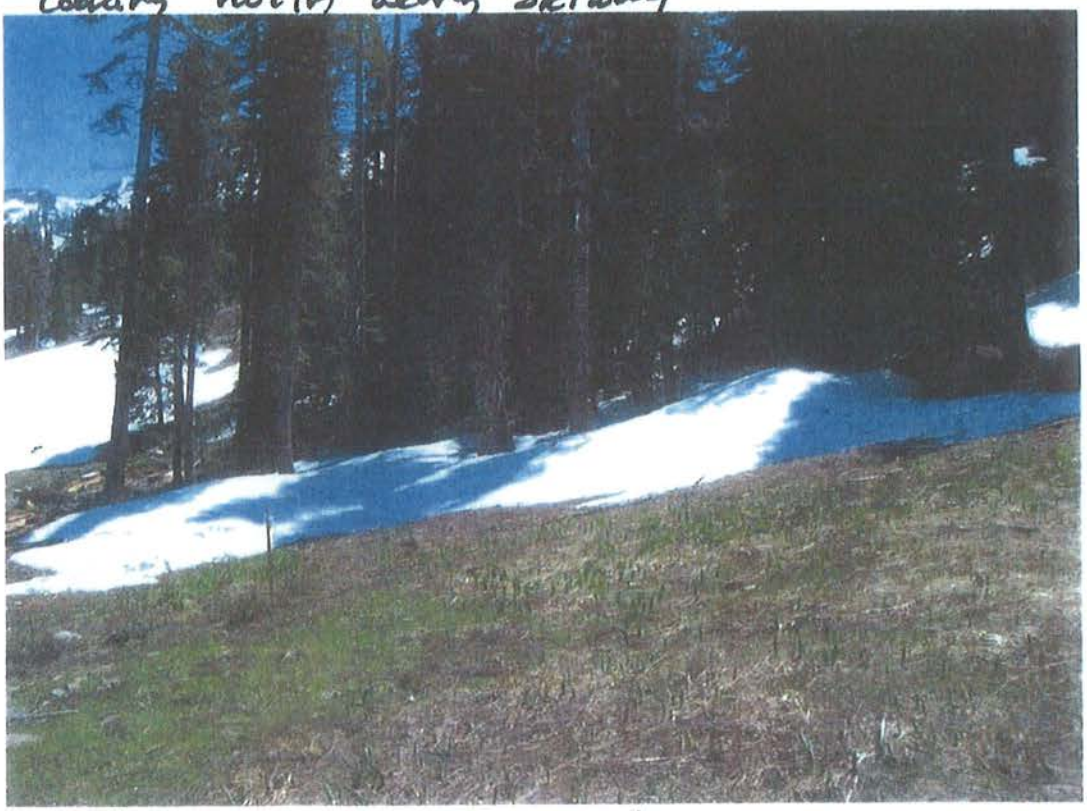
JUL - 5 2017
PLANNING DEPARTMENT

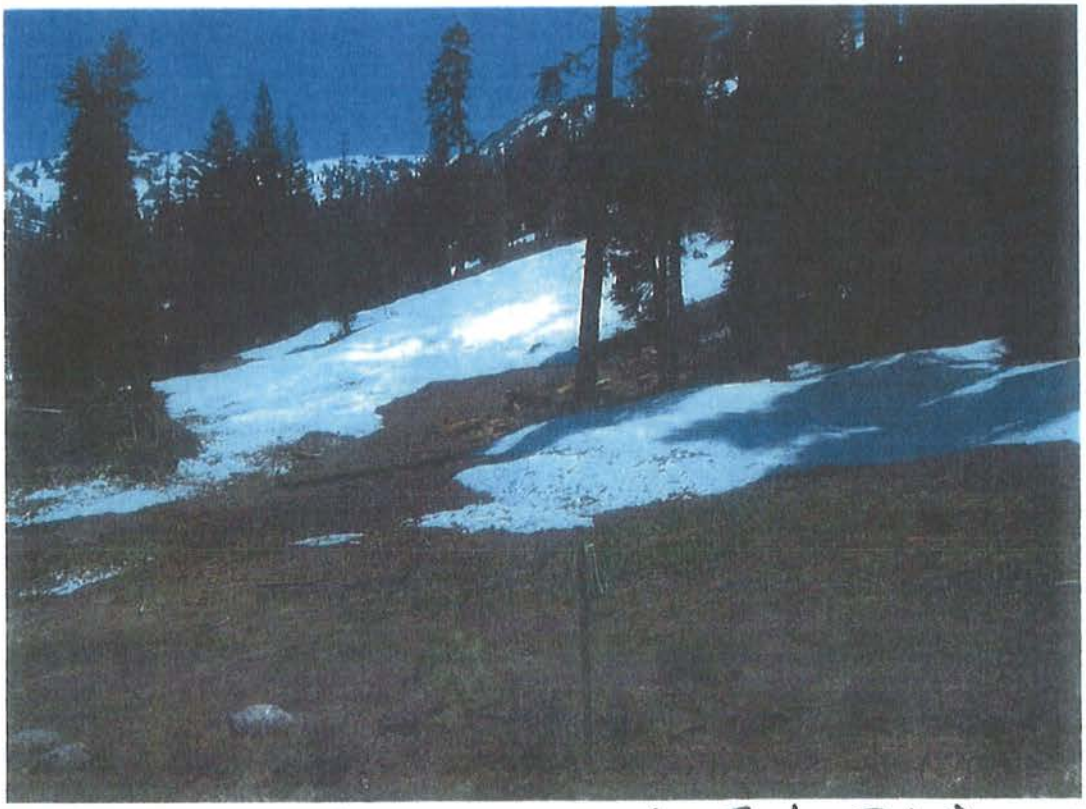


Looking north along Skiway



Looking SW into Palisades 6
(from Lot 51 prox)

Looking easterly prx down proposed Olympic Dr.



Souths along skiway (E. Border Pal 6)

LOT INFORMATION		
LOT #	GROSS AREA	BUILDING ENVELOPE
LOT 31	11038 SF	7759 SF
LOT 32	13211 SF	9053 SF
LOT 33	10671 SF	7641 SF
LOT 34	10779 SF	6060 SF
LOT 35	9836 SF	4329 SF
LOT 36	17723 SF	9899 SF
LOT 37	16366 SF	10156 SF
LOT 38	14808 SF	7636 SF
LOT 39	14797 SF	8648 SF
LOT 40	14483 SF	8715 SF
LOT 41	13633 SF	8997 SF
LOT 42	13180 SF	7862 SF
LOT 43	14397 SF	8689 SF
LOT 44	12764 SF	7407 SF
LOT 45	16558 SF	10521 SF
LOT 46	12485 SF	6790 SF
LOT 47	13415 SF	7743 SF
LOT 48	24783 SF	10690 SF
LOT 49	17751 SF	8830 SF
LOT 50	10147 SF	5367 SF
LOT 51	9796 SF	6329 SF

UTILITY SERVICES

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

NOTES:

1.) LOTS "Y" & "G" ARE TO BE RESERVED BY K.M.R. FOR INGRESS-EGRESS FOR MOUNTAIN OPERATIONS AND EMERGENCY VEHICLE ACCESS.

2.) EACH LOT IN UNIT 6 IS PERMITTED TO CONSTRUCT ONE DRIVE ACCESS THROUGH THE SNOW STORAGE EASEMENT.

3.) LOTS 40 THROUGH 46, INCLUSIVE WILL NEED TO ABANDON AND RELOCATE THE DRAINAGE DITCHES RUNNING SWLY THROUGH THE LOTS. THIS WILL BE ADDRESSED AT THE TIME OF BUILDING PERMIT APPLICATION AS A PART OF THE DRAINAGE PLAN FOR THE INDIVIDUAL LOT.

NOTE:

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

LEGEND

- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- = EXISTING PROPERTY LINE
- = PROPOSED PROPERTY LINE
- = NO VEHICULAR ACCESS
- = EXISTING COUNTY LINE
- S.S.E. = SNOW STORAGE EASEMENT (S.S.E.)
- = CONSERVATION EASEMENT
- = BUILDING ENVELOPE

OWNER:

KIRKWOOD MOUNTAIN RESORT
P.O. BOX 1
KIRKWOOD, CA 95646
(209) 258-7407
ATTN: ED MORROW

SURVEYOR:

SHELDON LAND SURVEYING
1005 PERSIFER STREET
FOLSOM, CA 95608
(916) 985-1875
ATTN: GARY SHELDON

GENERAL PLAN DESIGNATION:

SP

CURRENT ZONING:

PD

NOTE:

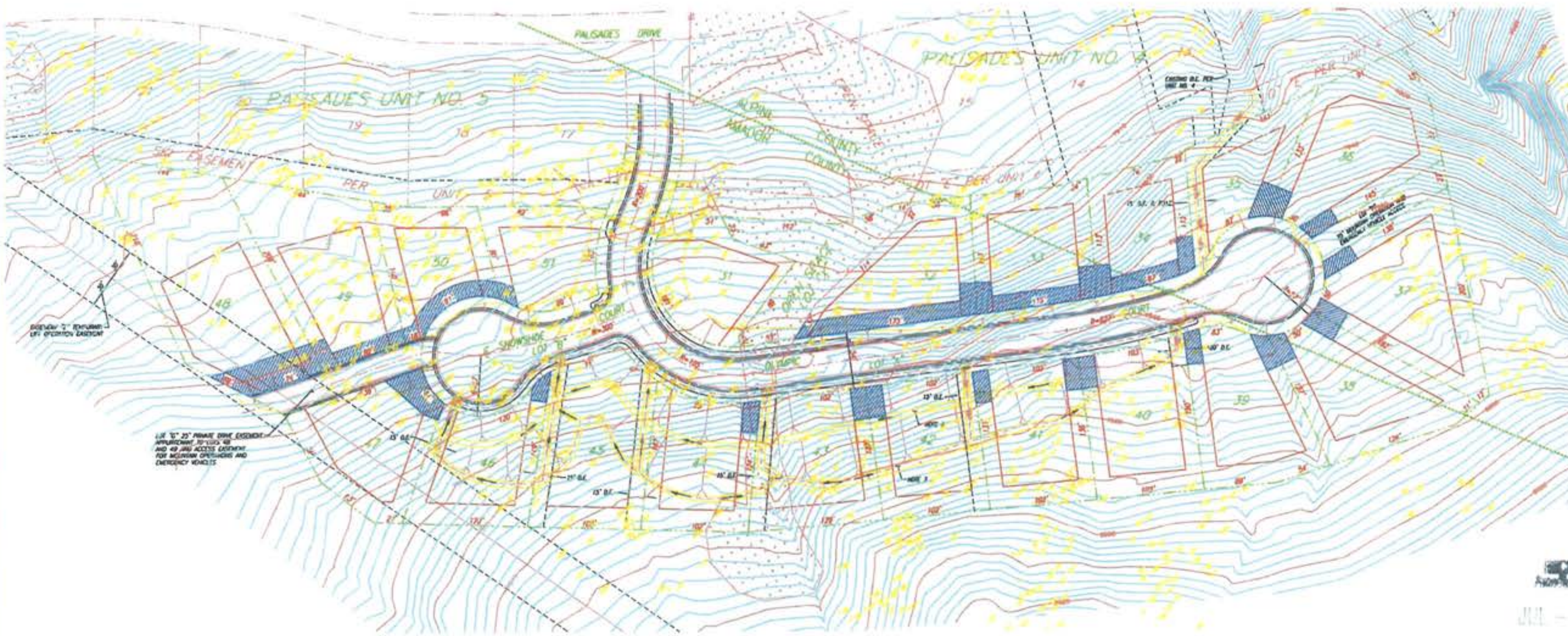
SEWER AND WATER TO BE CONNECTED TO KMPUD EXISTING FACILITIES IN KIRKWOOD MEADOWS DRIVE

CONTOURS:

2' INTERVAL FROM FIELD SURVEY

1" = 40'

VICINITY MAP



JUL - 5 2017

PLANNING DEPARTMENT

A.P.N. ______	ROTATION: 0°00'00"
BENCHMARK NO. ______ ELEV. ______	ABOUT COORDINATES: NORTHING: 5000.00 EASTING: 5000.00

NO.	REVISION	APP'D	DATE

HORIZONTAL SCALE: 1" = 40'
DRAWN BY: M.S.
DATE: JUNE 06, 2005
JOB NO.: 1507.01

SHELDON LAND SURVEYING
1005 PERSIFER STREET
FOLSOM, CALIFORNIA 95630
(916) 985-1875

* JUNE 16, 2005 *

TENTATIVE MAP
OF
THE PALISADES UNIT NO. 6
A PHASED DEVELOPMENT

KIRKWOOD MEADOWS ALPINE AND AMADOR COUNTIES CALIFORNIA

SHEET 1 OF 1 SHEETS

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

PROJECT: Palisades Unit 6 Subdivision Map No. 143

SUBDIVIDER: KP VI, LLC

DESCRIPTION: This project consists of the division of 8.1 acres into 21 single family lots; located on the west side of Kirkwood Meadows Dr. just south of Loop Rd. in the 'Ski-In Ski-Out South' area as delineated in the 2003 Kirkwood Specific Plan.

ENVIRONMENTAL DOCUMENT: Exempt from further CEQA review.

PLANNING COMMISSION APPROVAL DATE: November 14, 2017

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

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

NOTE A: It is suggested the subdivider contact the Health, Public Works, and Planning Departments and any other agencies involved prior to commencing the preceding requirements. Improvement work shall not begin prior to the review of the plans and the issuance of a permit by the Public Works Agency. The Inspector must have a minimum of 48 hours notice prior to the start of any construction.

NOTE B: An extension of this tentative map is possible, provided said extension is applied for by the applicant to the Planning Department, in writing, prior to the expiration date of the tentative map.

NOTE C: Information concerning this map can be obtained through the Amador County Planning Department, 500 Argonaut Lane, Jackson, CA 95642. Phone: (209) 223-6380.

SUBDIVISION MAP RECORDATION REQUIREMENTS:

1. Prepare and submit Final Map. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.

2. Submit Preliminary Title Report as evidence of ownership. A Subdivision Map Guaranty must accompany the map at the time of recording. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.

3. All Subdivisions must be surveyed by a Registered Civil Engineer or Licensed Land Surveyor. Monuments are to be set, reset, or verified (if existing) in accordance with County Standards. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.

4. The new lot lines must be surveyed and monumented by a Registered Civil Engineer or Licensed Land Surveyor***, or provide adequate performance guarantee subject to approval by the Amador County Public Works Agency.*** The remainder of the Subdivision boundaries

may be compiled from record data. The work and map must conform with the Subdivision Map Act, the Land Surveyor's Act, and County Ordinances. THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.

5. Pursuant to Section 66456.1 of the Government Code, (Subdivision Map Act) multiple Final Maps may be filed prior to the expiration of the tentative map. Any multiple Final Map so filed shall be reviewed as to reasonableness by the Land Division Review Committee prior to submittal to the Board of Supervisors for Final Map approval. The shape, size, and development of any single unit or multiple units will be subject to Public Works and Environmental Health Department review for traffic circulation and sewage disposal. AFTER REVIEW BY THE ENVIRONMENTAL HEALTH DEPARTMENT AND PUBLIC WORKS AGENCY, THE SURVEYING OFFICE SHALL MONITOR THIS REQUIREMENT.

DRAINAGE:

6. Construction activities involving grading and excavation shall be conducted between April 1 and November 1 when major storms are not likely to occur, unless grading for emergency construction is authorized. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

7. As part of the Erosion Control plan required to be submitted with any grading permit application, submit a drainage study to the Building Department and Public Works Agency for the entire project, prepared by a Registered Civil Engineer, conforming to the requirements of County Code Ordinance No. 1569, Appendix 1 of the 2003 Kirkwood Specific Plan. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

8. Design of the drainage plan shall be in conformance with criteria as designated in County Ordinance Code No. 1569, including rights-of-way, sewers, channels, swales and appurtenances, on- or off-site as needed to provide adequate positive storm drainage facilities. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

9. No drainage work shall be done without a minimum 48-hour notice to the Public Works Inspector. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

10. Prior to recordation of any Subdivision Map, provide a 20 foot minimum setback for non-County maintained storm drainage purposes (as required) ***from the centerline of the specific facility.*** THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

PUBLIC WORKS FEES:

11. The developer shall pay the actual costs of Plan Checking, Inspection and Testing as provided in Section 17.40 of the County Ordinance prior to recordation of any final map(s). Five percent (5%) of a Licensed Civil Engineer's Estimate of the Improvement Costs shall be deposited with the Public Works agency (21/2% at the time of submission and 21/2% prior to inspection and testing). THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

ROAD SIGNS / STRIPING:

12. Provide stop sign, stop bar, and "STOP" painted on pavement at all intersections in conformance with CalTrans or the MUTCD standards. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

DEDICATIONS AND EASEMENTS:

13. Provide an irrevocable offer of dedication for Olympic Court and Snowshoe Court as a minimum 54 foot wide Right Of Way extending 5 feet beyond top of cuts and toe of fills ***exclusive of the building footprint as approved by the Amador County Building Department.*** THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

14. Demonstrate adequate access for each parcel taking access from Olympic Court and Snowshoe Court. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

15. Olympic Court and Snowshoe Court shall remain as a 54 foot wide Right Of Way to be maintained by the ***Palisades at*** Kirkwood Homeowners Association. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

16. Provide easements as required in the 2003 Kirkwood Specific Plan for utilities. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

17. Snow Storage easements shall be provided as shown on the Tentative Subdivision Map No. 143. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

PUBLIC ROAD IMPROVEMENTS:

18. Submit street and drainage improvement plans prepared by a Registered Civil Engineer for Olympic Court and Snowshoe Court in accordance with County Code Chapters 12.08 and 17.90, and Exhibit A Table 5.1 of Ordinance 1569 to the following: 54 foot Right-of-way including 5 feet beyond top of cuts and toe of fills, full 26.5 feet wide base - 5 inches thick - penetration treatment 26.5 feet wide, Full 20 feet wide AC 2 inches thick, terminating in a 50 foot radius cul de sac bulb. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

19. Construct or provide adequate performance guarantee, to the satisfaction of the Public Works Director, street and drainage improvements in accordance with County Code Chapters 12.08 and 17.90 for Olympic Court and Snowshoe Court to the following: 54 foot Right-of-way including 5 feet beyond top of cuts and toe of fills, full 26.5 feet wide base - 5 inches thick - penetration treatment 26.5 feet wide, Full 20 feet wide AC 2 inches thick, terminating in a 50 foot radius cul de sac bulb (NOTE: Construction staking is required and shall be the responsibility of the developer). THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

20. Enter into a land development improvement agreement for all public improvements and

submit any required accompanying bonds, fees, and related documents. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

21. ***Prior to Construction,*** obtain permits from the County and other jurisdictions as required by the County Director of Public Works for the construction of road improvements including any required appurtenances. Developer must provide County with Certificate of Workmen's Compensation Insurance. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

22. Developer shall provide a Recorded Roadway Maintenance Agreement through a Homeowners Association providing for Fair Share costs of road maintenance for Olympic Court and Snowshoe Court. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

COMMON DRIVEWAY IMPROVEMENTS:

23. Prior to recordation of any Final Map(s), the common driveway serving Parcels 47, 48, and 49 shall access Snowshoe Court by a Public Works Standard PW- 4 Common Residential Driveway Approach in accordance with the 2003 Kirkwood Specific Plan Ordinance 1569 and County Code Chapter 15.30 ***[where item is not covered by Ordinance 1569]*** requirements which shall conform to Public Works Standard PW- 4 Standard Common Residential Driveway Approach. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

24. Prior to recordation of any Final Map(s), the common driveway serving Parcels 47, 48, and 49 shall be constructed, or an adequate performance guarantee shall be provided to the satisfaction of the Public Works Director, in accordance with the 2003 Kirkwood Specific Plan Ordinance 1569 as provided. County Code Chapter 15.30 ***[where item is not covered by Ordinance 1569]*** requirements pertaining to driveways, cul-de-sac bulbs and hammerheads shall apply where no such provisions are provided in the Specific Plan. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

25. Prior to recordation of any Final Map(s), submit a Recorded Driveway Maintenance Agreement for the Common Driveway encroachment and common driveway serving Parcels 47, 48, and 49 from the encroachment to Snowshoe Court to the western property line of Parcel 48. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

ACCESS RESTRICTIONS

26. The driveway access point to Parcel No. 31 shall be located at the furthest southerly corner of the parcel providing for adequate sight distance. The remainder of Parcel No. 31 road frontage along Olympic Court shall be restricted from further vehicular access. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

27. Vehicular access from Olympic Court for Parcels 45 and 51 shall be restricted. THE PUBLIC WORKS AGENCY SHALL MONITOR THIS REQUIREMENT.

SPECIFIC PLAN AMENDMENT:

28. Prior to recordation of any Final Map(s) ***containing more than 19 development units in Palisades Unit VI (50 units total in the entire Palisades single family area)***, an amendment to ordinance adopting the 2003 Kirkwood Specific Plan that transfers two dwelling units from the Ski-In Ski-out North area, for a maximum of 35 dwelling units, to the Ski-In Ski-Out South area, for a maximum of 52 dwelling units, shall be approved by the Board of Supervisors. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

SUBDIVISION DESIGN:

29. Building envelopes shall be modified on all lots adjacent to wetlands to avoid ***significantly*** impacting or encroaching into biologically sensitive areas. Building envelopes to be modified include those on Lots 32, 37, 38, 39, 43 and 44. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

30. Areas in the vicinity of Lots 37, 38 and 39 shall be surveyed to determine the presence wetlands. Lot configurations may be required to be modified prior to the recordation of a Final Map based on the findings of this wetlands survey. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

31. Vehicular access to lot 31 shall be limited to the southernmost portion of the lot to ensure adequate site visibility. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

32. Concept drawings that illustrate the method of access and anticipated type of construction for lots that take access through the steeper sections of the road cut along the new Olympic Court shall be made part of the final subdivision map. The requirement for such construction shall be disclosed to the buyers of all such lots. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

33. An overall landscape plan shall be submitted for approval by the Tri-County Technical Advisory Committee prior to the recordation of a Final Map that illustrates the placement of the appropriate size and type of plant materials to provide for mitigation of visual impacts of the subdivision as viewed from Highway 88. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

34. Prior to the issuance of a Building Permit, a landscape plan for each individual lot shall be submitted for approval by the Tri-County Technical Advisory Committee that illustrates the placement of the appropriate size and type of plant materials around the residence to supplement the overall screening in common areas off-site. Disclosure of this condition shall be made through a note on the final subdivision map. THE PLANNING DEPARTMENT

SHALL MONITOR THIS CONDITION.

35. Prior to the issuance of a building permit on each individual lot, the exterior colors and building materials for the proposed home shall be submitted and approved by the Tri County Technical Advisory Committee. The exterior colors and materials shall be consistent with the approved palette of colors and materials for the East Meadows subdivisions administered by the U.S. Forest Service for the express purpose of minimizing the visual impact of development from the Highway 88 corridor. Disclosure of this condition shall be made through a note on the final subdivision map.

36. Prior to the approval of a Final Map, seven (7) employee housing unit credits shall be designated within the resort to compensate for this project, pursuant to the Employee Housing Ordinance, Appendix 5 of the 2003 Kirkwood Specific Plan. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

_____

Chairman

Amador County Planning Commission

COPIES OF THESE CONDITIONS SENT ON _____ TO:

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

Haven Mountain Group
P.O Box 27312
San Francisco
CA. 94127

Amador County Board of Supervisors
Amador County Planning Department
Chuck Beatty, Planning Director
County Administration Center
810 Court St.
Jackson, CA

Property: Palisades 6, Kirkwood CA
Subject: Tentative Subdivision Map 143,

The developer of the above referenced parcel, Haven Mountain Group LLC, is requesting an extension of the Tentative Subdivision Map for a period of two years. The current extension was approved on 1/5/2021 by the Board of Supervisors, which expires on 11/14/2024. The developer has made considerable progress on preparing for a subdivision Improvement agreement, which was outlined in a meeting with the Planning Directors of Amador and Alpine County on 1/19/22. An update is attached. The civil plans for the project have been submitted to the Public Works Departments of both counties for comment, and the KMPUD has provided their comments. The civil plans have been updated to reflect the plan check comments. The site survey was completed last fall, and a draft of the Final Map has been prepared.

Thank you,

Tobi Adamolekun
Haven Mountain Group LLC

9/24/2024.

Palisades Unit 6 9/24/24

Kirkwood CA

Subdivision Improvement Agreement

Attachments and Required Documents

1) **Final Subdivision Map**
   Survey Staking 10/10/23
2) **Subdivision Improvement Plans prepared by Registered Civil Engineer**
   Eastern Sierra Engineering 12/27/2022 90% set
   Plan check Comments and Response 2023
   Revised Lot lines to incorporate additional snow storage 2023
   Submittal 100% Plan Set 2024
3) **Civil Engineers Cost Estimate**
   Eastern Sierra Engineering 9/11/2022 based on 90% set
   Revised Estimate prepared 2023
4) **Drainage Study**
   Eastern Sierra engineering Project # 22223 1/2023
5) **Landscape Plan to mitigate visual impact from Highway 88**
   Design Workshop 11/3/2022 incorporated in 90% Civil Drawings
6) **Preliminary Title Report**
   First American Title Company 11/4/2021 Order # 03016696172
7) **Construction Illustration for Steep Lots- Isometric**
   Incorporated into civil drawings
8) **Will Serve Letter from KMPUD**
   Executed 3/23/2022 by KMPUD
9) **Performance Guarantee- Based on Engineers Estimate**
   Pending final estimate
10) **Warranty Security- 10% of Estimate for 1 year**
    Pending final estimate
11) **Evidence of Insurance**
    Pending final estimate
12) **Employees Housing Offset equal to 7 units**
    Pending ongoing negotiations with Vail Resorts dba Kirkwood Mountain Resort
13) **Recorded Roadway Maintenance Agreement with HOA**
    Developer "entitled to annex" per Burton & Swett letter 7/1/2022

14) **Recorded Driveway Maintenance Agreement for parcels 47,48,49**
    Developer "entitled to annex" per Burton & Swett letter 7/1/2022

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF REAL PROPERTY SHOWN HEREON AS THE SUBDIVISION AND THAT THEY DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND IN CONSIDERATION FOR AND AS A CONDITION OF THE APPROVAL OF SAID MAP THEY DO HEREBY:

1. MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE, EASEMENTS FOR USE AS A PUBLIC HIGHWAY OVER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS SNOWSHOE COURT AND OLYMPIC COURT.
2. MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE AS A PUBLIC UTILITY EASEMENT IN, OVER, ABOVE OR UNDER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (P.U.E.).
3. MAKE AN IRREVOCABLE OFFER TO DEDICATE TO THE PUBLIC FOR ITS USE AND CONVENIENCE AS A SNOW STORAGE EASEMENT IN, OVER, ABOVE OR UNDER EACH AND EVERY PART OF SAID SUBDIVISION DESIGNATED ON THIS MAP AS "SNOW STORAGE EASEMENT" (S.S.E.).

NAME:_____

TITLE:_____
HAVEN MOUNTAIN GROUP LLC

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON_____BEFORE ME:_____

PERSONALLY APPEARED_____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE_____ (SEAL)

SHEET LAYOUT

SHEET 2 & SHEET 3 - BOUNDARY AND PRIVATE DRIVEWAY & UTILITY EASEMENT INFORMATION
SHEET 4 & SHEET 5 - BUILDING ENVELOPES AND SNOW STORAGE EASEMENTS

TURNER & ASSOCIATES, INC.
LAND SURVEYING
(775) 588-5650
ADMIN@TURNERSURVEYING.NET
308 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448
P.O. BOX 5967 - STATELINE, NEVADA 89449
JOB NO: 22042

DRAFT

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HAVEN MOUNTAIN GROUP LLC ON OCTOBER 6, 2023. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT MONUMENTS WILL BE OF THE CHARACTER WILL OCCUPY THE POSITIONS INDICATED BY _____ AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____ DATE
JEFFERY W. TURNER
P.L.S. 7946

DRAFT

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THIS SUBDIVISION MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP. IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THE MAP IS TECHNICALLY CORRECT.

_____
ROGER B. PITTO P.L.S. 4426
COUNTY SURVEYOR
COUNTY OF AMADOR, CALIFORNIA

COUNTY TREASURER-TAX COLLECTOR STATEMENT

I HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE AGAINST THE PROPERTY SHOWN ON THIS MAP AND THAT A BOND OR DEPOSIT FOR ANY AND ALL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE HAS BEEN PRESENTED TO AMADOR COUNTY

_____ DATE:_____

NAME _____
AMADOR COUNTY TREASURER-TAX COLLECTOR

COUNTY CLERK'S CERTIFICATE

I, KIMBERLY L. GRADY HEREBY CERTIFY THAT THE AMADOR COUNTY BOARD OF SUPERVISORS AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2024 BY AN ORDER OF DULY PASSED AND ENTERED, DID APPROVE THE PALISADES UNIT NO. 6 FINAL MAP AND DID SPECIFICALLY REJECT ALL ROADS SHOWN THEREON, AND ALL SNOW STORAGE EASEMENTS SHOWN THEREON, AND ALL DRAINAGE EASEMENTS SHOWN THEREON UNTIL SUCH TIME AS THEY MAY BE ACCEPTED BY RESOLUTION OF THE BOARD OF SUPERVISORS, AND DID ACCEPT ON BEHALF OF THE PUBLIC, ALL ROAD EASEMENTS. _____

SIGNED THIS ____ DAY OF _____ 2024

_____
KIMBERLY L. GRADY, AMADOR COUNTY CLERK AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS COUNTY OF ALPINE, STATE OF CALIFORNIA

FINAL MAP
THE PALISADES UNIT NO. 6

PORTION OF THE S.1/2 OF
SECTION 27, T.10N., R.17E., M.D.M.,
GRANT DEED 2021-000987 (ALPINE COUNTY)
GRANT DEED 2021-0014015 (AMADOR COUNTY)

COUNTIES OF ALPINE AND AMADOR,
STATE OF CALIFORNIA

SHEET 1 OF 5 SCALE 1" = 50'
JANUARY 2024

COUNTY HEALTH OFFICER'S CERTIFICATE

THIS MAP CONFORMS TO LOCAL ORDINANCES WITH REGARDS TO SEWAGE DISPOSAL AND WATER SUPPLY PROVISIONS THEREIN.

_____ DATE:_____

NAME:_____
AMADOR COUNTY HEALTH OFFICER

COUNTY PLANNERS STATEMENT

I, _____ HEREBY CERTIFY THAT THIS MAP IN IN CONFORMITY WITH THE TENTATIVE MAP AS APPROVED WITH ALPINE COUNTY PLANNING COMMISSION ON THE ___ DAY OF _____ 2024. THIS MAP CONFORMS TO LOCAL ORDINANCES WITH REGARDS TO SEWAGE DISPOSAL AND WATER SUPPLY PROVISIONS THEREIN.

_____ DATE:_____

AMADOR COUNTY PLANNER

COUNTY RECORDER'S STATEMENT

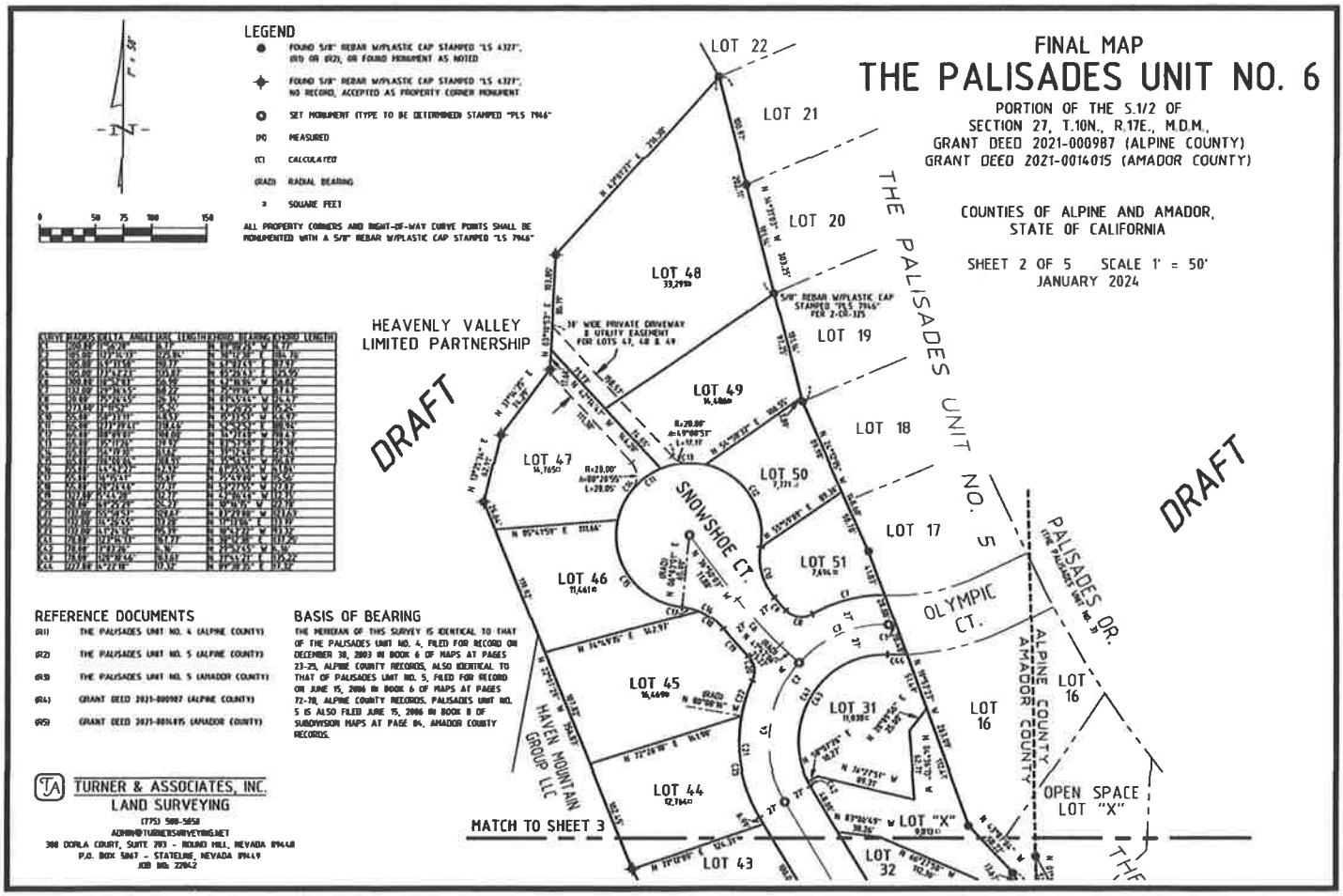
FILED THIS _____ DAY OF _____, 20___

AT ___:___:___, IN BOOK _____ OF MAPS AT PAGE

AT PAGE _____, AT THE REQUEST OF HAVEN MOUNTAIN GROUP LLC.

_____
KIMBERLY L. GRADY
COUNTY RECORDER
COUNTY OF AMADOR COUNTY CALIFORNIA

BY: _____
DEPUTY



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1000.00'	06°07'28"	106.97'	N 19°08'25" W	106.92'
C2	1000.00'	11°15'01"	196.41'	N 10°11'28" E	196.15'
C3	1000.00'	11°15'01"	196.41'	N 00°56'27" E	196.15'
C4	1000.00'	11°15'01"	196.41'	N 12°11'28" W	196.15'
C5	1000.00'	11°15'01"	196.41'	N 23°26'55" W	196.15'
C6	1000.00'	06°13'55"	108.77'	N 29°03'55" W	108.72'
C7	1000.00'	06°13'55"	108.77'	N 35°17'50" W	108.72'
C8	1000.00'	06°13'55"	108.77'	N 41°31'45" W	108.72'
C9	1000.00'	06°13'55"	108.77'	N 47°45'40" W	108.72'
C10	1000.00'	06°13'55"	108.77'	N 53°59'35" W	108.72'
C11	1000.00'	06°13'55"	108.77'	N 60°13'30" W	108.72'
C12	1000.00'	06°13'55"	108.77'	N 66°27'25" W	108.72'
C13	1000.00'	06°13'55"	108.77'	N 72°41'20" W	108.72'
C14	1000.00'	06°13'55"	108.77'	N 78°55'15" W	108.72'
C15	1000.00'	06°13'55"	108.77'	N 85°09'10" W	108.72'
C16	1000.00'	06°13'55"	108.77'	N 88°36'55" W	108.72'
C17	1000.00'	06°13'55"	108.77'	N 82°22'59" W	108.72'
C18	1000.00'	06°13'55"	108.77'	N 76°09'04" W	108.72'
C19	1000.00'	06°13'55"	108.77'	N 69°55'09" W	108.72'
C20	1000.00'	06°13'55"	108.77'	N 63°41'14" W	108.72'
C21	1000.00'	06°13'55"	108.77'	N 57°27'19" W	108.72'
C22	1000.00'	06°13'55"	108.77'	N 51°13'24" W	108.72'
C23	1000.00'	06°13'55"	108.77'	N 44°59'29" W	108.72'
C24	1000.00'	06°13'55"	108.77'	N 38°45'34" W	108.72'
C25	1000.00'	06°13'55"	108.77'	N 32°31'39" W	108.72'
C26	1000.00'	06°13'55"	108.77'	N 26°17'44" W	108.72'
C27	1000.00'	06°13'55"	108.77'	N 20°03'49" W	108.72'
C28	1000.00'	06°13'55"	108.77'	N 13°49'54" W	108.72'
C29	1000.00'	06°13'55"	108.77'	N 07°35'59" W	108.72'
C30	1000.00'	06°13'55"	108.77'	N 01°22'04" W	108.72'
C31	1000.00'	06°13'55"	108.77'	N 04°49'51" E	108.72'
C32	1000.00'	06°13'55"	108.77'	N 11°03'46" E	108.72'
C33	1000.00'	06°13'55"	108.77'	N 17°17'41" E	108.72'
C34	1000.00'	06°13'55"	108.77'	N 23°31'36" E	108.72'
C35	1000.00'	06°13'55"	108.77'	N 29°45'31" E	108.72'
C36	1000.00'	06°13'55"	108.77'	N 35°59'26" E	108.72'
C37	1000.00'	06°13'55"	108.77'	N 42°13'21" E	108.72'
C38	1000.00'	06°13'55"	108.77'	N 48°27'16" E	108.72'
C39	1000.00'	06°13'55"	108.77'	N 54°41'11" E	108.72'
C40	1000.00'	06°13'55"	108.77'	N 60°55'06" E	108.72'
C41	1000.00'	06°13'55"	108.77'	N 67°09'01" E	108.72'
C42	1000.00'	06°13'55"	108.77'	N 73°22'56" E	108.72'
C43	1000.00'	06°13'55"	108.77'	N 79°36'51" E	108.72'
C44	1000.00'	06°13'55"	108.77'	N 85°50'46" E	108.72'
C45	1000.00'	06°13'55"	108.77'	N 89°53'41" E	108.72'
C46	1000.00'	06°13'55"	108.77'	N 83°39'46" E	108.72'
C47	1000.00'	06°13'55"	108.77'	N 77°25'51" E	108.72'
C48	1000.00'	06°13'55"	108.77'	N 71°11'56" E	108.72'
C49	1000.00'	06°13'55"	108.77'	N 64°58'01" E	108.72'
C50	1000.00'	06°13'55"	108.77'	N 58°44'06" E	108.72'
C51	1000.00'	06°13'55"	108.77'	N 52°30'11" E	108.72'
C52	1000.00'	06°13'55"	108.77'	N 46°16'16" E	108.72'
C53	1000.00'	06°13'55"	108.77'	N 40°02'21" E	108.72'
C54	1000.00'	06°13'55"	108.77'	N 33°48'26" E	108.72'
C55	1000.00'	06°13'55"	108.77'	N 27°34'31" E	108.72'
C56	1000.00'	06°13'55"	108.77'	N 21°20'36" E	108.72'
C57	1000.00'	06°13'55"	108.77'	N 15°06'41" E	108.72'
C58	1000.00'	06°13'55"	108.77'	N 08°52'46" E	108.72'
C59	1000.00'	06°13'55"	108.77'	N 02°38'51" E	108.72'
C60	1000.00'	06°13'55"	108.77'	N 03°35'04" W	108.72'
C61	1000.00'	06°13'55"	108.77'	N 09°49'09" W	108.72'
C62	1000.00'	06°13'55"	108.77'	N 16°03'14" W	108.72'
C63	1000.00'	06°13'55"	108.77'	N 22°17'19" W	108.72'
C64	1000.00'	06°13'55"	108.77'	N 28°31'24" W	108.72'

REFERENCE DOCUMENTS

(R1)	THE PALISADES UNIT NO. 4 (ALPINE COUNTY)
(R2)	THE PALISADES UNIT NO. 5 (ALPINE COUNTY)
(R3)	THE PALISADES UNIT NO. 5 (AMADOR COUNTY)
(R4)	GRANT DEED 2021-000987 (ALPINE COUNTY)
(R5)	GRANT DEED 2021-0014015 (AMADOR COUNTY)

BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF THE PALISADES UNIT NO. 4, FILED FOR RECORD ON DECEMBER 30, 2003 IN BOOK 6 OF MAPS AT PAGES 23-25, ALPINE COUNTY RECORDS, ALSO IDENTICAL TO THAT OF PALISADES UNIT NO. 5, FILED FOR RECORD ON JUNE 15, 2006 IN BOOK 6 OF MAPS AT PAGES 72-78, ALPINE COUNTY RECORDS. PALISADES UNIT NO. 5 IS ALSO FILED JUNE 15, 2006 IN BOOK 8 OF SUBDIVISION MAPS AT PAGE 84, AMADOR COUNTY RECORDS.

TURNER & ASSOCIATES, INC.
LAND SURVEYING
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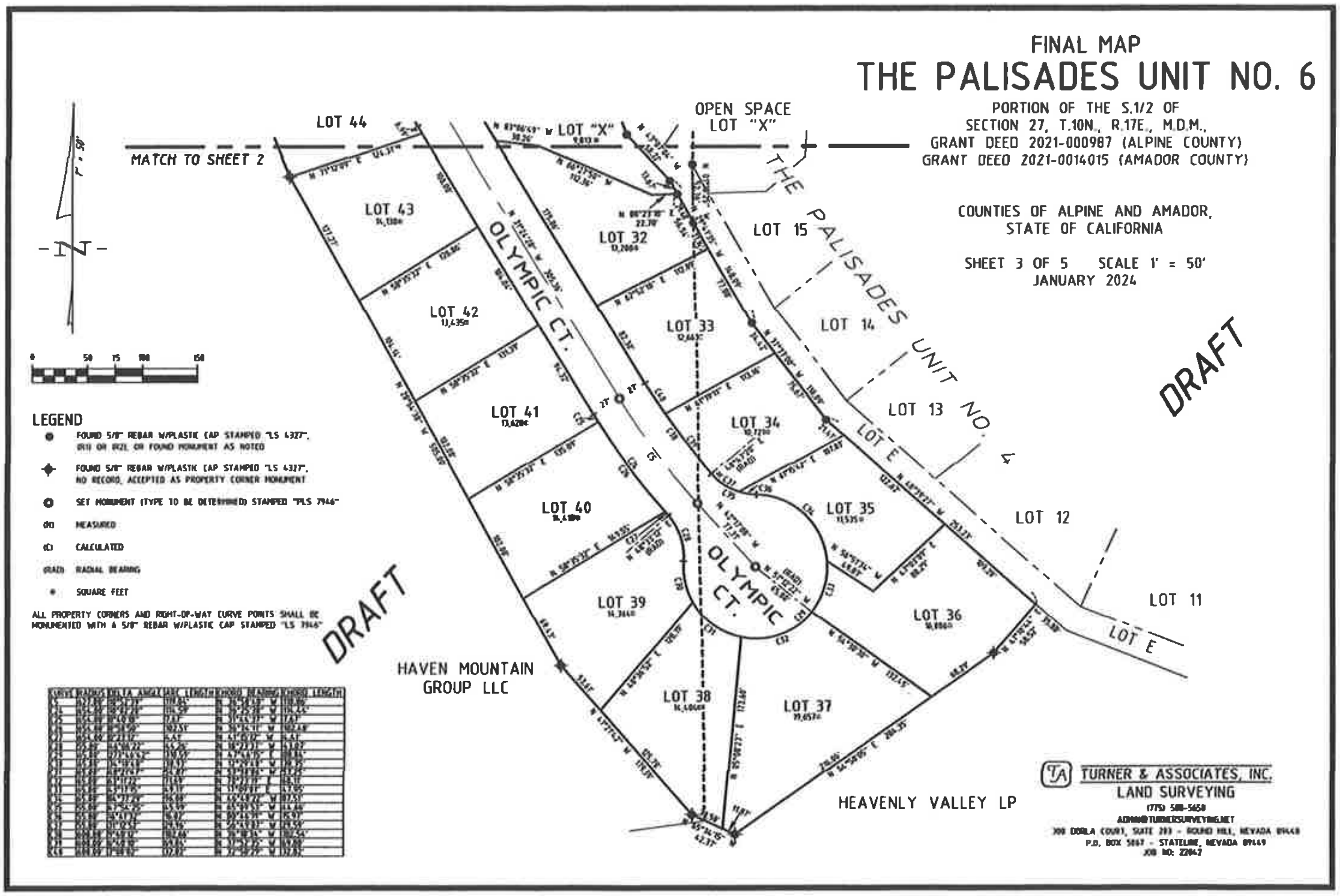
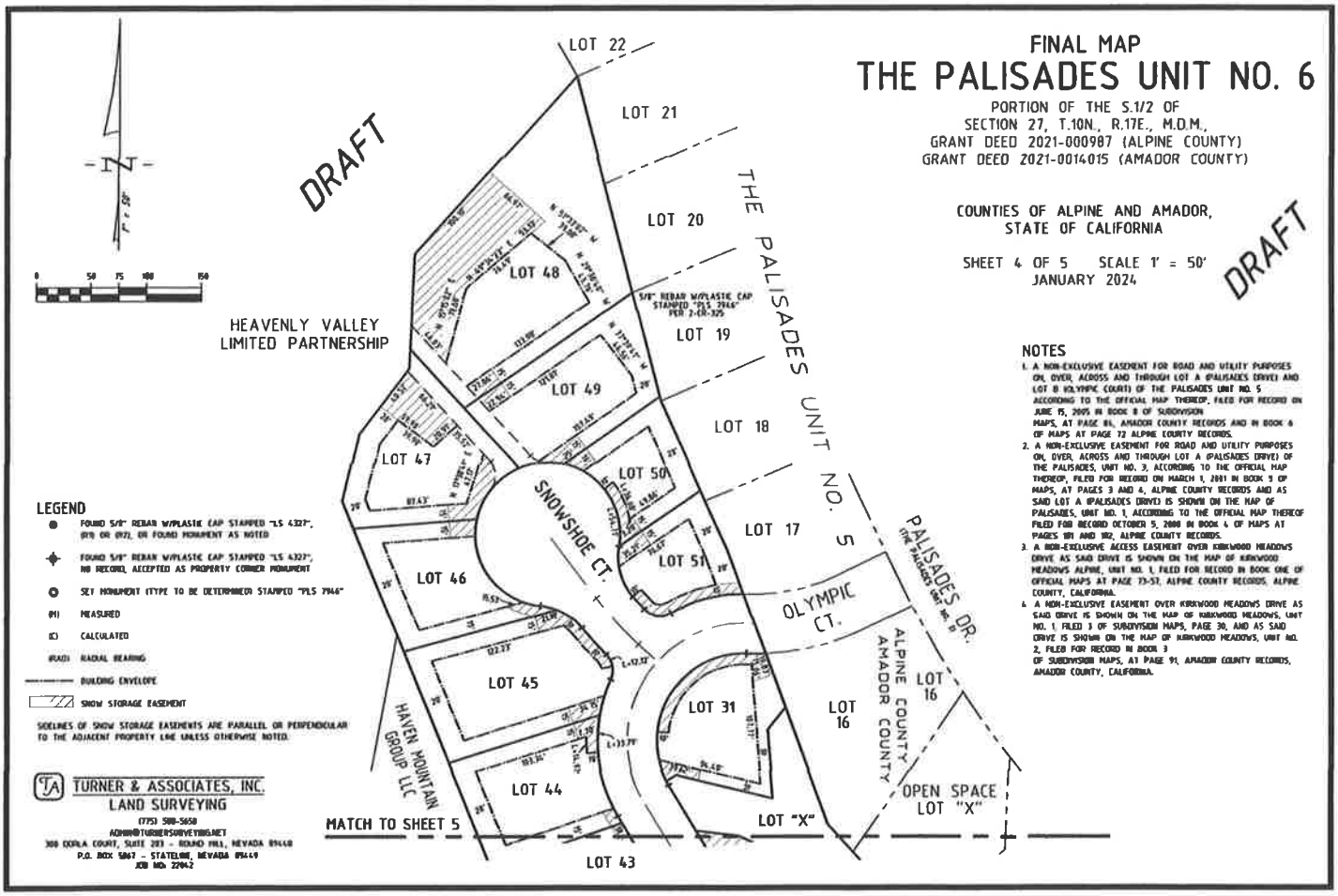
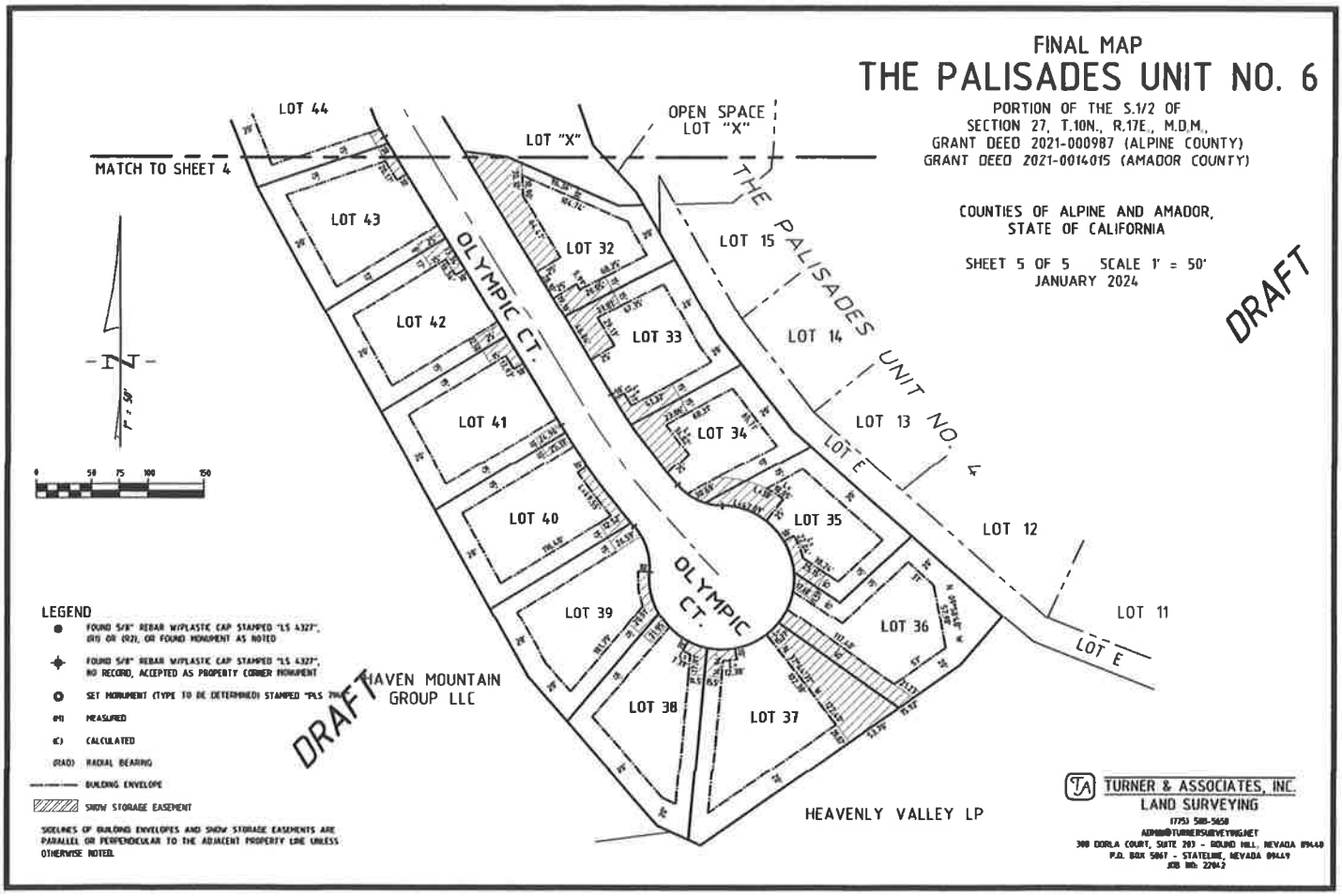
ADMIN@TURNERSURVEYING.NET
300 DORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448
P.O. BOX 5867 - STATELINE, NEVADA 89449
JOB NO: 2204.2


FINAL MAP
THE PALISADES UNIT NO. 6
PORTION OF THE S.1/2 OF
SECTION 27, T.10N., R.17E., M.D.M.,
GRANT DEED 2021-000987 (ALPINE COUNTY)
GRANT DEED 2021-0014015 (AMADOR COUNTY)
COUNTIES OF ALPINE AND AMADOR,
STATE OF CALIFORNIA
SHEET 3 OF 5 SCALE 1' = 50'
JANUARY 2024
MATCH TO SHEET 2
LOT 44
LOT "X"
OPEN SPACE
LOT "X"
LOT 43
LOT 42
LOT 41
LOT 40
LOT 39
LOT 38
LOT 37
LOT 36
LOT 35
LOT 34
LOT 33
LOT 32
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT E
OLYMPIC CT.
THE PALISADES UNIT NO. 4
HAVEN MOUNTAIN
GROUP LLC
HEAVENLY VALLEY LP
DRAFT
DRAFT
LEGEND
FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", OR FOUND MONUMENT AS NOTED
FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", NO RECORD, ACCEPTED AS PROPERTY CORNER MONUMENT
SET MONUMENT (TYPE TO BE DETERMINED) STAMPED "PLS 7946"
(M) MEASURED
(C) CALCULATED
(RAD) RADIAL BEARING
SQUARE FEET
ALL PROPERTY CORNERS AND RIGHT-OF-WAY CURVE POINTS SHALL BE MONUMENTED WITH A 5/8" REBAR W/PLASTIC CAP STAMPED "LS 7946"
TURNER & ASSOCIATES, INC.
LAND SURVEYING


FINAL MAP
THE PALISADES UNIT NO. 6
PORTION OF THE S.1/2 OF
SECTION 27, T.10N., R.17E., M.D.M.,
GRANT DEED 2021-000987 (ALPINE COUNTY)
GRANT DEED 2021-0014015 (AMADOR COUNTY)
COUNTIES OF ALPINE AND AMADOR,
STATE OF CALIFORNIA
SHEET 4 OF 5 SCALE 1" = 50'
JANUARY 2024
DRAFT
DRAFT
HEAVENLY VALLEY
LIMITED PARTNERSHIP
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 48
LOT 49
LOT 50
LOT 51
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
LOT 31
LOT "X"
THE PALISADES UNIT NO. 5
SNOWSHOE CT.
OLYMPIC CT.
PALISADES DR. (THE PALISADES UNIT NO. 5)
ALPINE COUNTY
AMADOR COUNTY
OPEN SPACE
LOT "X"
HAVEN MOUNTAIN GROUP LLC
MATCH TO SHEET 5
5/8" REBAR W/PLASTIC CAP STAMPED "PLS 7946" PER 2-CR-325
NOTES
1. A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES ON, OVER, ACROSS AND THROUGH LOT A (PALISADES DRIVE) AND LOT B (OLYMPIC COURT) OF THE PALISADES UNIT NO. 5 ACCORDING TO THE OFFICIAL MAP THEREOF, FILED FOR RECORD ON JUNE 15, 2005 IN BOOK 8 OF SUBDIVISION MAPS, AT PAGE 86, AMADOR COUNTY RECORDS AND IN BOOK 6 OF MAPS AT PAGE 72 ALPINE COUNTY RECORDS.
2. A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES ON, OVER, ACROSS AND THROUGH LOT A (PALISADES DRIVE) OF THE PALISADES, UNIT NO. 3, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED FOR RECORD ON MARCH 1, 2001 IN BOOK 9 OF MAPS, AT PAGES 3 AND 4, ALPINE COUNTY RECORDS AND AS SAID LOT A (PALISADES DRIVE) IS SHOWN ON THE MAP OF PALISADES, UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF FILED FOR RECORD OCTOBER 5, 2000 IN BOOK 4 OF MAPS AT PAGES 101 AND 102, ALPINE COUNTY RECORDS.
3. A NON-EXCLUSIVE ACCESS EASEMENT OVER KIRKWOOD MEADOWS DRIVE AS SAID DRIVE IS SHOWN ON THE MAP OF KIRKWOOD MEADOWS ALPINE, UNIT NO. 1, FILED FOR RECORD IN BOOK ONE OF OFFICIAL MAPS AT PAGE 73-57, ALPINE COUNTY RECORDS, ALPINE COUNTY, CALIFORNIA.
4. A NON-EXCLUSIVE EASEMENT OVER KIRKWOOD MEADOWS DRIVE AS SAID DRIVE IS SHOWN ON THE MAP OF KIRKWOOD MEADOWS, UNIT NO. 1 FILED 3 OF SUBDIVISION MAPS, PAGE 30, AND AS SAID DRIVE IS SHOWN ON THE MAP OF KIRKWOOD MEADOWS, UNIT NO. 2, FILED FOR RECORD IN BOOK 3 OF SUBDIVISION MAPS, AT PAGE 91, AMADOR COUNTY RECORDS, AMADOR COUNTY, CALIFORNIA.
LEGEND
FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", (R1) OR (R2), OR FOUND MONUMENT AS NOTED
FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", NO RECORD, ACCEPTED AS PROPERTY CORNER MONUMENT
SET MONUMENT (TYPE TO BE DETERMINED) STAMPED "PLS 7946"
(M) MEASURED
(C) CALCULATED
(RAD) RADIAL BEARING
BUILDING ENVELOPE
SNOW STORAGE EASEMENT
SIDELINES OF SNOW STORAGE EASEMENTS ARE PARALLEL OR PERPENDICULAR TO THE ADJACENT PROPERTY LINE UNLESS OTHERWISE NOTED.
TURNER & ASSOCIATES, INC.
LAND SURVEYING
(775) 588-5650
ADMIN@TURNERSURVEYING.NET
308 OCALA COURT, SUITE 203 - ROUND HILL, NEVADA 89448
P.O. BOX 5867 - STATELINE, NEVADA 89449
JOB NO. 22042


FINAL MAP
THE PALISADES UNIT NO. 6
PORTION OF THE S.1/2 OF
SECTION 27, T.10N., R.17E., M.D.M.,
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GRANT DEED 2021-0014015 (AMADOR COUNTY)
COUNTIES OF ALPINE AND AMADOR,
STATE OF CALIFORNIA
SHEET 5 OF 5 SCALE 1" = 50'
JANUARY 2024
DRAFT
MATCH TO SHEET 4
LOT 44
LOT "X"
OPEN SPACE
LOT "X"
THE PALISADES UNIT NO. 4
LOT 43
LOT 42
LOT 41
LOT 40
LOT 39
LOT 38
LOT 37
LOT 36
LOT 35
LOT 34
LOT 33
LOT 32
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT E
OLYMPIC CT.
OLYMPIC CT.
0 50 75 100 150
LEGEND
FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", (R1) OR (R2), OR FOUND MONUMENT AS NOTED
FOUND 5/8" REBAR W/PLASTIC CAP STAMPED "LS 4327", NO RECORD, ACCEPTED AS PROPERTY CORNER MONUMENT
SET MONUMENT (TYPE TO BE DETERMINED) STAMPED "PLS 7
(M) MEASURED
(C) CALCULATED
(RAD) RADIAL BEARING
BUILDING ENVELOPE
SNOW STORAGE EASEMENT
SIDELINES OF BUILDING ENVELOPES AND SNOW STORAGE EASEMENTS ARE PARALLEL OR PERPENDICULAR TO THE ADJACENT PROPERTY LINE UNLESS OTHERWISE NOTED.
DRAFT
HAVEN MOUNTAIN GROUP LLC
HEAVENLY VALLEY LP
TURNER & ASSOCIATES, INC.
LAND SURVEYING
(775) 588-5650
ADMIN@TURNERSURVEYING.NET
308 CORLA COURT, SUITE 203 - ROUND HILL, NEVADA 89448
P.O. BOX 5067 - STATELINE, NEVADA 89449
JOB No: 2210-2

White Payor - Pink Auditor /Controller - Yellow Issuing Department

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date October 21 20 24

RECEIVED FROM Haven Mountain Group LLC

ADDRESS 58 Cook St. San Francisco, CA 94118

One-thousand, six-hundred and seventy-one ~~xx~~ DOLLARS ($ 1,671.00)

For Subdivision Map Extension Deposit for TSM 143 Palisades VI, APN: 026-020-046 ($1671.00 Total fee includes $1621.00 Deposit + $50.00 Admin Fee)

ACCOUNT			How Paid ✓	
Amount Due	$1671.00		Cash	
Amount Paid	$1671.00		Check	1176
			Money Order	
			Credit Card	

Planning Department

By Krista Rivera Deputy

100300

Ref. No: G 045005458