

## AGENDA

### TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, December 7, 2012\*  
10:00 A.M.

KMPUD COMMUNITY SERVICES BUILDING, LOOP ROAD, KIRKWOOD, CA

***\*Note: During the winter months, please check with the Amador County Planning Department at (209) 223-6380 to make sure the meeting has not been canceled due to inclement weather!***

*For further information on any of the agenda items, contact El Dorado County Planning Services at (530) 621-5355.*

*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 5, 2012
- E. Public Matters: information items and persons wishing to address the Committee regarding non-agenda items.
- F. Mitigation Monitoring Programs: None
- G. Public Hearing Items:

ITEM 1: Request: Review and recommendation to the Amador County Planning Commission for a variance from Amador County Code Section 19.24.050 which requires a 25-foot front yard building setback to allow construction of an enclosed walkway from the existing dwelling through the front building setback into the right-of-way to the edge of pavement of Dangburg Drive.

Applicant/Owner: George and Rae Charos  
Architect: Graham M. Simmons  
Location: 34061 Danburg Drive, Kirkwood, Amador County  
Lot 55 of Kirkwood Meadows Unit 1  
Assessor's Parcel Number: 026-161-007-000

ITEM 2: Request: Review and recommendation to Amador County regarding a request to install a meteorological monitoring station and associated 32.83 foot tower located adjacent to Loop Road at the KMPUD propane storage facility in satisfaction of Condition 13 of the Temporary Permit to Operate (No. 1552-01-11) for the Kirkwood Meadows PUD Powerhouse.  
Applicant: Kirkwood Meadows Public Utilities District  
Engineer: Air Science Technologies, Inc.  
Location: Adjacent to KMPUD propane storage facility on Loop Road, Amador Co.  
Assessor's Parcel Number: 026-270-028-000 (0.43 acre)

H. Presentation by Kirkwood Meadows PUD to report on the current status and schedule of the proposed Out-Valley Transmission Line and activities occurring within 500-feet of scenic State Route 88 and Kirkwood; including review of screening details for above ground sectionalizing cabinets and revegetation specifications. The District also requests a letter from Tri-County TAC acknowledging on-going coordination between the District and Tri-TAC. Said letter would be submitted to Caltrans as part of the Encroachment Permit application. The project consists of constructing a 27.9-mile long 34.5kV power line that will connect the KMPUD service area within Alpine, Amador, and El Dorado Counties to an existing 115 kV transmission line owned by PG&E located near Salt Springs Reservoir in Amador County.

I. Adjournment

# ITEM D

**DRAFT**

**MINUTES  
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE**

**October 5, 2012**

<b>MEMBERS PRESENT:</b>	Zach Wood	Alpine County
	Susan Grijalva	Amador County
	Pierre Rivas	El Dorado County

<b>OTHERS PRESENT:</b>	Casey Blann	Vail Resorts -Kirkwood
	Michael Sharp	KMPUD
	Brian Peters	Alpine County
	Judy Flinn	KMA property owner
	David Sungail	East Meadows property owner

The October 5, 2012 meeting was called to order by Chairman Zach Wood at 10:00 a.m. The meeting was recessed to conduct onsite review of the proposed sites for today's agenda items; the proposed meteorological tower, the proposed sign locations, and the proposed building envelope modification on Lot 518, East Meadows, Unit 2 (795 Columbine Circle).

At 11:45 a.m. the meeting reconvened to commence business on the items on the agenda.

**A. Correspondence:**

None.

**B. Minutes:**

March 7, 2012 – It was moved by Zach Wood, seconded by Susan Grijalva and carried to approve the March 7, 2012 minutes as presented with Pierre Rivas abstaining as he did not attend that meeting.

June 1, 2012 – It was moved by Zach Wood, seconded by Pierre Rivas and unanimously carried to approve the June 1, 2012 minutes as presented.

**C. Public Matters:**

None.

**D. Mitigation Monitoring**

None.

**Item 1 - Review and possible recommendation to Alpine County regarding a request to modify the building envelope for a proposed single-family dwelling on Lot 518 of East Meadows Subdivision Unit 2 – David and Jayne Sungail**

David Sungail was present for this item. Zach Wood stated the East Meadows Association will review this proposal. They did ask about the reason for the “rear entry” doors being garage style access. Mr. Sungail stated those areas are for wood storage and for storage of things like bikes, etc. He added they may not be garage doors in the final drawings; they just used them for depiction purposes at this time.

It was noted the East Meadows Association would be reviewing the building plans when they are in final form as will TC-TAC.

It was moved by Zach Wood, seconded by Pierre Rivas and unanimously carried to recommend approval to the Alpine County Planning Commission (scheduled for their October 25, 2012 meeting) of the proposed building envelope modification as submitted with the finding the proposal meets the criteria and findings for a variance for envelope modification as set out on pages 1 and 2 of the application submittal.

**Item 2 - Review and possible recommendation to Alpine County regarding a request to install a meteorological monitoring station and associated 32.83 foot tower located north of the Recreation Center in satisfaction of Condition 13 of the Temporary Permit to Operate (No. 1552-01-11) for the Kirkwood Meadows PUD Powerhouse - KMPUD**

It was noted the TC-TAC reviewed the two locations proposed –Location #1 at the Well #2 site located north of the Recreation Center and Location #1 at the east edge of the KMPUD compound off Loop Rd. It was also noted the Committee reviewed two alternate locations – the roof of the KMPUD building and in front of the anoxic building, both of which are located in the KMPUD compound off Loop Rd.

There was discussion as to the reasons Location #1 (Well #2 site) and Location #2 (Meadow site) were not acceptable. Concerns about the Well #2 site were visual impacts as there is no screening at this location and it is in the path/proximity to the air ambulance landing pad. Concerns about the meadow site were visual impacts to East Meadows and cross country skiers, potential hazards due to the proximity to the existing cross country trail, and the potential for damage to the tower’s guy wires by sno-cats when grooming the cross country trail.

The alternative sites were found to be acceptable for the reasons as follows:

Building roof – is visually shielded from the meadow, doesn’t pose an obstruction or hazard to snow removal equipment or skiers, would have improved/better access in deep snow conditions, guy wires would be on the rooftop, the actual tower height could be shorter while maintaining the overall height needed. It was noted this alternative would require ladder access to be constructed on the building so maintenance of the tower could be done.

Anoxic building area – is visually screened from the meadow, the location is within an area not accessed by skiers or equipment, is located in the maintenance yard area so aesthetics are consistent with surrounding area. It was noted this alternative would require modifications to snow removal as the area is used for snow storage. Michael Sharp, KMPUD, felt that could be done.

It was moved by Susan Grijalva, seconded by Pierre Rivas and unanimously carried to recommend, in the order of preference, the alternative sites of the KMPUD building roof and the anoxic building site to Alpine County for the location of a meteorological monitoring tower and to further recommend no support for the proposed locations (Location #1 and #2) at the Well #2 site or on the east edge of the KMPUD compound

### **Item 3 - Review and possible recommendation to Alpine and Amador County of the proposed Kirkwood Resort Entry Sign Package – Kirkwood Mountain Resort**

Casey Blann, Kirkwood Resort, reviewed the proposed locations and the concept behind the signs and their messages.

In answer to a question, it was determined the first 6 signs are in Amador County and the remaining signs are in Alpine County.

Judy Flinn asked about the sign she observed on the east side of Kirkwood Meadow Dr. in the Loop Rd. area? Casey stated it was a KMPUD sign, not a Kirkwood Resort sign.

Susan Grijalva asked Casey to update the location map to indicate whether each location was existing (E), new (N), or to be removed (R). He stated he would update the map.

There was general discussion about the construction, materials and colors proposed for the signs. The following were identified:

- Peeled pole uprights
- Black metal strapping on poles
- The sign base is to be concrete with sloped sides. It was felt a softer, less severe silhouette on the base was preferred.
- KMPUD finial is black with “cutout” lettering
- Signs are single faced at this time. A “Thank You for Coming” sign may be brought back later for consideration.
- Signs are to be attached to a metal frame on the back
- Signs will be a wood composite material
- Colors shown on the mock up are in the “color family” they are leaning toward with final colors to be determined
- Sign background is a very dark green (not black)
- Sign lettering is off white/cream

It was moved by Susan Grijalva, seconded by Pierre Rivas and unanimously carried to approve the sign locations as proposed and the sign design for the following:

Peeled pole upright

Metal strapping in black

Concrete base with sloped sides textured/finished in a manner that will have a rough/rustic/less severe silhouette than the proposed cylindrical base.

Kirkwood finial in black metal with cut out lettering

Signs are to be single faced. Upon subsequent application/request some may be approved to be double sided in the future.

Approval of sign colors will be at a future date when actual color samples are provided.

Installation of the footings and uprights is authorized at this time but no signs shall be affixed until further review and approval by TC-TAC.

Appropriate building permits shall be obtained.

Judy Flinn commented that the design of the signs shown (i.e., the computer generated design), is very stark and more appropriate for industrial areas. She doesn't feel they fit with the area and would like to see something more "fuzzy." The Committee concurred and noted that would be considered at the time the signage (i.e., sign faces) was brought back for approval.

There being no further business the meeting was adjourned at 1:15 p.m.

The next meeting is scheduled for November 2, 2012

# ITEM G.1

**GRAHAM M. SIMMONS, ARCHITECT AND BUILDER**  
717 Albemarle St.  
EL CERRITO, CALIFORNIA 94530  
510-292-7222  
graham@GrahamSimmonsArchitect.com

RECEIVED  
Amador County

NOV - 5 2012

PLANNING DEPARTMENT

October 20, 2012

Susan Grijalva  
Amador County Planning Department  
810 Court St.  
Jackson, CA. 95642

RE: Variance Request, 34061 Danburg Drive, Kirkwood, APN 026-161-007-000

Dear Susan,

I am submitting a request for a front setback variance on behalf of my clients, George and Rae Charos. The purpose of this variance is to construct a covered access hallway from the front property line to the residence. We are also seeking an encroachment permit to construct covered stairs up the embankment from the road to the property line. The area requested to be built within the front setback and in the right-of-way consists of a 6' wide staircase 45' in length from the existing entry. New floor area is 394 SF.

This covered entry is needed to make reasonable access to a very difficult home site. The property line is atop a steep (55%), 10' tall road cut embankment. During the winter, the snowbank can grow to 20' +, making it virtually impossible to access the cabin from the road. Digging into this cabin has taken several hours in the middle of the night on a number of occasions. The Charos' would like to be able to use this cabin as they age, and these access issues will only get more difficult. A covered access stairway will make it possible to enjoy their property as others in the subdivision without such treacherous access can.

We have located the entry to the corner of the property to preserve a large area for snow storage. KMPUD snow removal has approved the design for their purposes. KMA Planning Committee and Board of Directors have approved the concept after a lengthy discussion with our membership at KMA annual meeting. We feel this variance is consistent with existing uses in the KMA subdivision, and request that it be approved.

Respectfully submitted,

Graham Simmons  
Architect

OCT 19 2012

Project Description For  
Charos Cabin Access Stairs  
Variance Request

PLANNING DEPARTMENT

The specifics for this project, as requested by the Environmental Information Form are as follows:

1. Site size – 12929 square feet
2. Square footage of existing structure – 2950 SF. Proposed structure – 300 SF
3. Number of floors of construction – 3
4. Off street parking – existing Kirkwood Meadows Association parking pad across street
5. Source of water – KMPUD
6. Sewage disposal – KMPUD
7. Plans attached
8. Construction schedule – Summer 2013
9. Phasing – N/A
10. No associated projects
11. Subdivision - N/A
12. Residential project – SFD
13. Commercial project – N/A
14. Industrial project – N/A
15. Institutional project – N/A
16. Set back variance and encroachment permit required. The building lot has an extremely steep uphill frontage on the roadway. We are requesting a variance to construct a covered entry to facilitate access, particularly in the winter when the snow bank from the street grows to 20'+.
29. The project site is a +/- ¼ acre residential building lot in the Kirkwood Meadows Association Unit 1 subdivision. This particular site is open meadow with a stand of red fir along the southern boundary. See attached site plan.
30. The neighboring property to the north is similar terrain and vegetation to the subject lot, and is developed with a vacation home. Adjacent to the southern boundary is a stand of primarily red fir on a 20' wide KMA recreation easement (ski access), and then another single family building lot (undeveloped.) To the west is National Forest land. Across the street to the east are more single family homes and cabins.

Respectfully submitted,

Graham Simmons  
Architect

OCT 19 2012

**ENVIRONMENTAL INFORMATION FORM**

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

PLANNING DEPARTMENT

**GENERAL INFORMATION**

Project Name: CHAROS ENTRY STAIRS

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/ Developer	<u>GRAHAM SIMMONS</u>	Landowner	<u>GEORGE &amp; RAE CHAROS</u>
Address	<u>717 ALBEMARLE ST. EL CERRITO CA 94530</u>	Address	<u>5066 GADWALL CIRCLE STOCKTON, CA. 95207</u>
Phone No.	<u>510 292 7222</u>	Phone No.	_____

Assessor Parcel Number(s) 26-161-07

Existing Zoning District \_\_\_\_\_

Existing General Plan \_\_\_\_\_

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: ENCROACHMENT PERMIT - AMADOR CO. PUBLIC WORKS

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

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

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

- | YES                                 | NO                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 24. Site on filled land or has slopes of 10 percent or more. <i>COVERED STAIRWAY ON EXISTING ROAD CUT - SLOPE = 50%</i> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).                               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects?                                    |

**ENVIRONMENTAL SETTING**

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

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

Date 10/18/2012

Graham M. Quinn  
(Signature)

For \_\_\_\_\_

# KIRKWOOD MEADOWS UNIT NO. 1

A PORTION OF SECTIONS 22 & 27 T10N R17E, M.D.B. & M.  
IN THE UNINCORPORATED TERRITORY OF AMADOR COUNTY, CALIFORNIA  
SCALE: 1" = 100'

MORGAN ENGINEERING COMPANY  
CIVIL ENGINEERS  
LAND SURVEYORS  
FOLSOM, CALIFORNIA  
SHEET 1 OF 3 SHEETS

**DESCRIPTION**

All that real property situated in the Unincorporated Territory of the County of Amador, State of California, being in a portion of Sections 22 and 27, Township 10 North, Range 17 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at a point which bears South 88°08'10" East 657.12 feet from a 1 1/2" pipe with brass cap stamped L.S. 2248 - 1962 and marking the Section Corner common to Sections 21, 22, 27 and 28, Township 10 North, Range 17 East, Mount Diablo Meridian, as shown on that certain Record of Survey entitled "A Portion of Sections 20 and 21, Township 10 North, Range 18 East and Sections 25, 26, 27, 28 and 29, Township 10 North, Range 17 East, Mount Diablo Meridian and Meridian" filed in the Alpine County Recorder's office in Book 1 of Maps and Plats; thence from said point of beginning North 00°59'22" East 1277.79 feet; thence North 88°21'46" West 156.00 feet; thence North 88°21'46" West 179.00 feet; thence South 88°59'22" East 144.78 feet; thence along a curve to the right having a radius of 60.00 feet and an arc length of 14.46 feet; thence North 47°56'58" West 185.44 feet to a point on the South Right-of-way Line of State Highway 88 as shown on California Division of Highways District 10 Map entitled "Property required for State Highway purposes in Amador County between 2.2 miles West to Alpine County Line, on State Route 10 - A.M. 88" and dated January 1969; thence along a curve to the left having a radius of 2000.00 feet and an arc length of 325.89 feet; thence departing said Highway 88 Right-of-way Line South 19°00'00" East 208.16 feet; thence North 87°55'00" East 312.72 feet; thence along a curve to the right having a radius of 1000.00 feet and an arc length of 82.96 feet; thence North 02°23'09" East 190.60 feet to a point on said Highway 88 Right-of-way Line; thence North 78°26'31" East 83.20 feet along said Highway 88 Right-of-way Line; thence departing said Highway 88 Right-of-way Line South 08°23'09" West 213.43 feet; thence along a curve to the left having a radius of 950.00 feet and an arc length of 301.08 feet; thence South 76°23'19" West 28.00 feet; thence along a curve to the left having a radius of 2300.00 feet and an arc length of 233.71 feet; thence South 27°21'13" East 331.21 feet; thence along a curve to the right having a radius of 870.00 feet and an arc length of 360.67 feet; thence South 64°06'23" East 155.50 feet; thence along a curve to the left having a radius of 2300.00 feet and an arc length of 740.15 feet; thence South 73°14'11" West 143.03 feet; thence South 07°16'12" West 124.55 feet; thence North 78°21'11" West 141.18 feet; thence along a curve to the right having a radius of 135.00 feet and an arc length of 259.60 feet; thence South 08°58'18" West 5.00 feet; thence along a curve to the right having a radius of 140.00 feet and an arc length of 62.00 feet; thence North 30°43'00" West 393.99 feet; thence North 78°22'11" West 686.83 feet; thence North 88°21'19" West 742.08 feet to the point of beginning.

Containing 54.92 acres

**NOTARY'S CERTIFICATE**

STATE OF CALIFORNIA  
County of Amador

On this 21 day of August, 1969 before me, John C. Stearns, a Notary Public in and for said County, and State, personally appeared John B. Allen, and Clifford L. Morgan, known to me to be officers of the corporation who executed the foregoing certificate and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

JOHN C. STEARNS  
Notary Public in and for said County of Amador  
AMADOR COUNTY  
ENGINEER'S CERTIFICATE

I, Clifford L. Morgan, a Registered Civil Engineer of the State of California, do hereby certify that this Plat of KIRKWOOD MEADOWS UNIT NO. 1 was made under my direction in 1969. It is true and complete as shown, the monuments are of the character and do occupy the positions indicated, and that said monuments are sufficient to enable this survey to be traced.

Dated: 15 August 1969  
Clifford L. Morgan  
REGISTERED CIVIL ENGINEER

**COUNTY SURVEYOR'S CERTIFICATE**

I hereby certify that I have examined this Plat of KIRKWOOD MEADOWS UNIT NO. 1 and find it to be substantially the same as it appeared on the tentative map submitted to the Amador County Planning Commission, that all provisions of the subdivision Map Act and all applicable County Ordinances have been complied with, and that I am satisfied that said Plat is technically correct.

Dated: September 22, 1969  
Edward J. McManis  
Amador County Surveyor

**TAX COLLECTOR'S CERTIFICATE**

I hereby certify that there are no liens for unpaid State, County or local taxes or special assessments against the land included within this subdivision or any part thereof, except taxes or special assessments not yet payable.

Dated: September 22, 1969  
Amador County Tax Collector

**OWNER'S CERTIFICATE**

The undersigned hereby consent to the preparation and recordation of this Plat of KIRKWOOD MEADOWS UNIT NO. 1 and offer for dedication and do hereby dedicate to any and all public uses the drives and courts shown hereon which are within the boundary lines of the Subdivision and designated as "Kirkwood Meadows Drive", "Present Road", "Present Court", "Haugberg Drive" and "Taylor Court".

We also offer for dedication and do hereby dedicate to specific purposes the following:

- A. Right-of-way and Easements for light, air, water, gas, sewer, drainage pipes and ditches, underground wires and conduits for electric, telephone and television services, together with all appurtenances thereto on, over, across and under those strips of land designated "Public Utility Easements" and those strips of land lying within ten (10) feet of the rear and the (5) feet on the side lines of all lots and parcels shown hereon.
- B. Right-of-way and Easements for drainage purposes on, over, across and under those strips of land designated "Drainage Easements".
- C. A General Easement for road purposes that extends to five (5) feet beyond the setback point of the top of curb and toe of fill of the roadway section, as shown hereon, is hereby reserved for the County of Amador by the Developer on all roads within this subdivision where the dedicated right-of-way is not sufficient to provide a minimum of five (5) feet from the curb back to the dedicated right-of-way line.
- D. Easements for light, air, snow storage, parking bays including graded slopes, drainage ditches, underground wires and conduits and all appurtenances thereto within those strips of land lying between the front lot line and the lines shown hereon and designated "Building Set Back Lines", said strips to remain open and free of buildings.
- E. Easements for ski lift facilities including poles, anchors, supports, guys, overhead wires and cables and all appurtenances thereto on, over, across and under those strips of land designated "Ski Lift Easements".
- F. Easements for all public uses are those parcels of land which lie within the boundary lines of the Subdivision and designated as "Parcel A", "Parcel B", "Parcel C", "Parcel D", "Parcel E", "Parcel F", "Parcel G", "Parcel H", and "Parcel I".

KIRKWOOD MEADOWS INC.  
John B. Allen  
President  
Clifford L. Morgan  
VICE PRESIDENT

**CLERK OF THE BOARD OF SUPERVISORS**

I hereby certify that the Board of Supervisors of Amador County has approved this map of KIRKWOOD MEADOWS UNIT NO. 1 and has accepted on behalf of the public all lands, rights-of-way and easements hereon offered for dedication for roads, light, air and public utilities. There is included in this approval a specific rejection of the offer of dedication of the roads shown hereon until such time as said roads are accepted by a Resolution of the Board of Supervisors.

Dated: June 30, 1970  
Clerk of The Board of Supervisors

**COUNTY CLERK'S CERTIFICATE**

I, Charles Stecher, County Clerk of the County of Amador, State of California, certify that all of the provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California, and of any local ordinance pertaining to deposits required at the time of approval by the Board of Supervisors of this map, have been complied with.

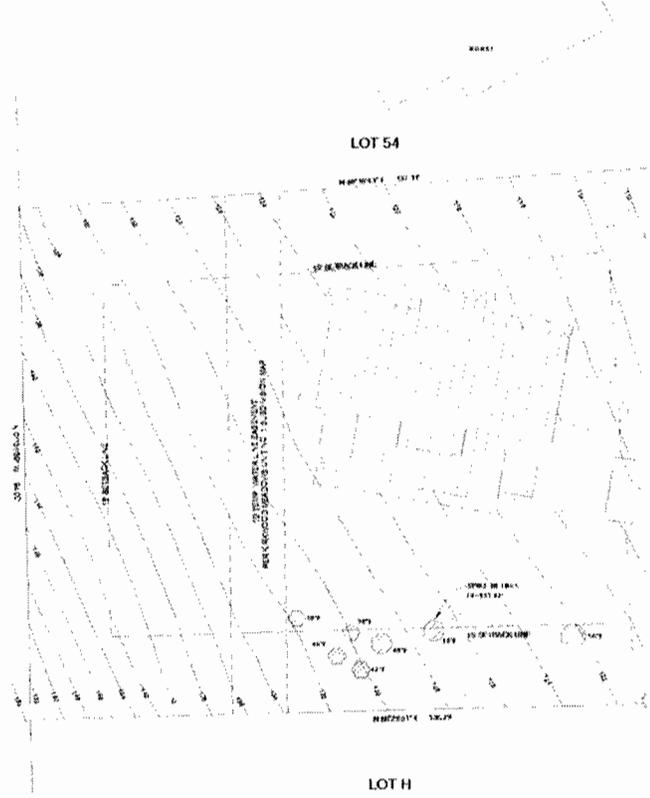
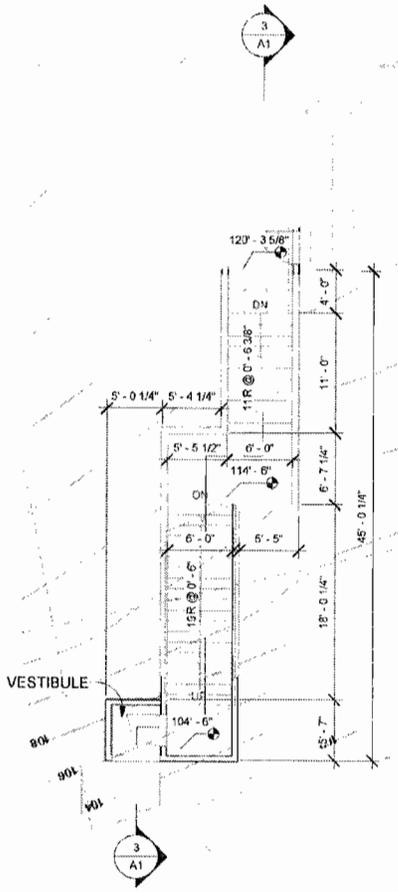
Dated: June 30, 1970  
Charles Stecher  
Amador County Clerk

**RECORDER'S CERTIFICATE**

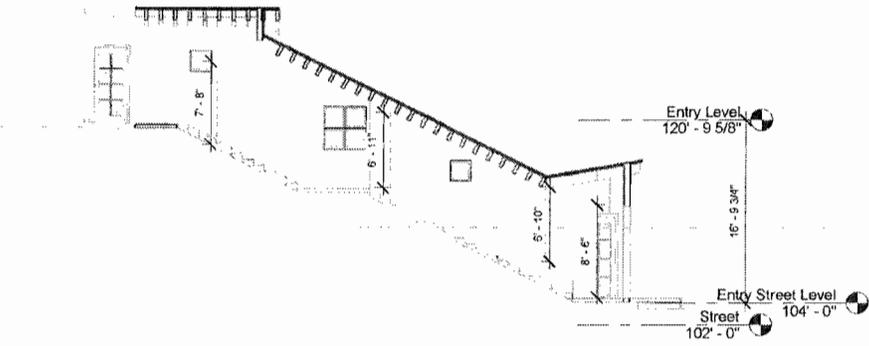
Filed for record and recorded in the office of the Recorder of Amador County in Book 3 of Subdivision Maps at Page 22 this 29 day of July, 1970 at 4 hours 20 minutes P.M. title to land included in this subdivision being vested as per Certificate No. 627 on file in this office. This Plat filed at the request of

Fee: \$9.00  
Recorder of Amador County

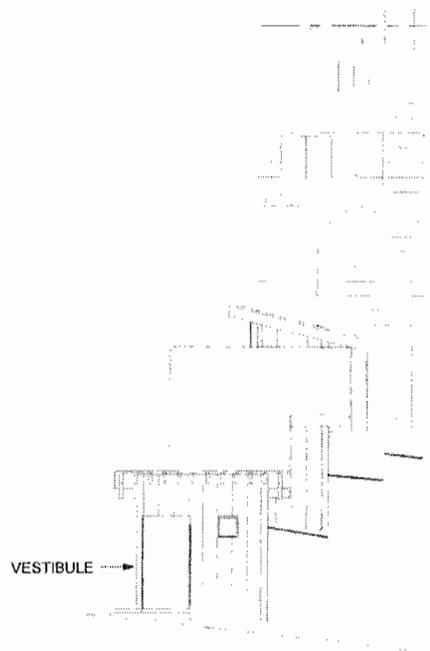




② Copy of SITE PLAN  
1/16" = 1'-0"



③ Copy of SLOPED ENTRY SECTION  
1/8" = 1'-0"



⑥ East Elevation 1/8"  
1/8" = 1'-0"



Planning Department <planning@amadorgov.org>

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## FW: Use your red pen please

1 message

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Jim Plank <jimp@volcanotel.com>

Mon, Nov 12, 2012 at 1:13 PM

To: "planning@amadorgov.org" <planning@amadorgov.org>

These are our concerns regarding a variance and utility abandonment in Kirkwood.

We have received your notice of a variance at 34061 Danburg Drive, Kirkwood, APN 026-161-007-000, concerning abandoning a public utility easement. Volcano Communications Company does have facilities in front of said property. Volcano Communications Company does not know the exact location of said facilities, if they are in the road right of way or the building set back. Any facility relocation would be at the owners expense.

Sincerely

Jim Plank  
Volcano Communications Group  
209-296-1461

# ITEM G.2

## Conditional Approval for TPO № 1552-02-12

Kirkwood Meadows PUD Powerhouse, Kirkwood, CA

Vehicle Fuel found in Title 13, CCR (13 CCR) §§ 2281. The amount of sulfur dioxide exhausted to the atmosphere shall not exceed 0.2% by volume. The permittee shall keep records of the composition of purchased fuel. [District Rules 210 and 416; 17 CCR § 93115.5(a)(1)]

### **10) Fuel and Ammonia Injection Rate Monitoring**

The fuel flow shall be metered to determine total fuel usage among all the diesel engines and an ammonia metering system to determine the injection rate on an hourly basis. These rates shall be recorded by the CEMS, maintained at the control room and made available to District staff monthly or upon request. These records shall be kept for a period of two years. [District Rules 403 & 206]

### **11) Ammonia Storage and SCR Slip Rate**

The applicant shall keep a sufficient supply of 19% aqueous ammonia in the 12,000-gallon tank to allow for continuous SCR system operation. If another reagent other than aqueous ammonia is chosen for use as the reaction medium, the APCO shall review the request and give written approval prior to its use. Ammonia escaping from the SCR (slip rate) shall not exceed 50 ppmv corrected to 15% oxygen. [District Rules 210.A]

### **12) Breakdown (or Emergency) Reporting & Operating Under Breakdown Conditions**

The permittee shall comply with the breakdown requirements of District Rule 403 (Breakdown), which shall include notifying the Air Pollution Control Officer of a breakdown condition within an hour of detection, unless it can be demonstrated that a longer reporting period is necessary -- not to exceed two (2) days. Notification shall identify the time, location, equipment involved, and to the extent possible the cause of the breakdown and steps taken to correct the breakdown condition. Within one (1) week after the breakdown occurrence, the permittee shall submit a written report to the Air Pollution Control Officer which includes: date of correction of the breakdown, determination of the cause of the breakdown, corrective measures to prevent a recurrence, an estimate of the emissions caused by the breakdown condition, and pictures of the failed equipment, if available. Breakdown conditions shall not persist longer than 24 hours or the end of the production run, whichever is sooner, except for continuous monitoring equipment, for which the period shall be ninety-six (96) hours, unless the permittee obtains an Emergency Variance pursuant to District Rule 617. [District Rule 403]

### **13) Meteorological Monitoring Station.**

A meteorology monitoring network shall be installed near the new powerhouse building. Measured parameters shall include wind speed, direction, precipitation (with line-powered heated gauge) and temperature. All data shall be stored on an electronic acquisition & retrieval system permitting District surveillance by means of a telephone modem connection. The District shall consider all data retrieved by this means as preliminary. The hourly data in final quality assured form shall be presented to the District on digital disc on a quarterly schedule. Instrumentation, operating procedures, quality assurance along with the data handling procedures shall be subject to APCO approval. Meteorological monitoring equipment shall be kept in good operating condition through a program of maintenance and calibration practices according to the manufacturer's recommendations and the procedures outlined in the EPA document Ambient Monitoring Guidelines for Prevention of Significant Deterioration (PSD), Publication m. EPA-450/4-87-007. Calibration and maintenance records shall be logged at powerhouse building and made available to GBUAPCD staff upon request. [District Rule 210]

***Air Science Technologies, Inc.***  
***247 Rodeo Avenue***  
***Rodeo CA 94572***

July 12, 2012

Mrs. Brandi Fichtner  
KMPUD  
P.O. Box 247  
Kirkwood, CA 95646  
(925) 595-6932

**Subject: Revised Proposal for Meteorological Station Installation**

Dear Mrs. Fichtner:

Air Science Technologies, Inc. (AST) is pleased to submit this revised proposal to Kirkwood Meadows Public Utility District (KMPUD) to install a Meteorological (MET) station at your facility in Kirkwood, California. This proposal has been revised in response to the district requirements and subsequent conversations. The purpose of the Meteorological station is to comply with the requirements required by Great Basin Unified Air Pollution Control District, (Great Basin).

**SCOPE OF WORK**

AST will provide the labor and materials to install a MET station. The MET station will be monitoring Temperature, Wind Speed (WS), Wind Direction (WD) and Precipitation in accordance with Environmental Protection Agency (EPA) methodologies.

The station will be comprise of a single 10 meter tower, mounting hard-ware for the equipment and sensors, measuring sensors, modem, solar panel power back-up, battery, data-logger, data-logger data storage and the system programming. AST will calibrate the measuring sensors before placing the station into operation.

**KMPUD is to provide the following:**

- An area to park the AST Vehicle no more than 50 feet from the station location.
- A safe work area providing access to the station including any permits required for entry, work, or safety. If a man-lift is required it should be provided by KMPUD.
- KMPUD is to provide 120VAC, 15A electrical power to the station location.
- Construction of the station base, which require a 36 inch by 36 inch cement pad to be poured to a minimum depth of 48 inch or more due to frost.

*Air Science Technologies, Inc.*

**PRICE**

AST will provide the work outlined in the scope of work to install and initiate the operation of the MET station for the firm fixed price of **\$15,595**.

The price for the project will not exceed the final agreed upon price unless changes to the scope of work are incurred or for circumstance beyond the control of AST.

Should changes in scope (i.e. out of scope, standby time, and remobilization) become necessary, changes of scope will be invoiced at \$250 per hour.

**TERMS AND CONDITIONS**

Air Science Technologies, Inc is committed to the on time completion of this project within the specified cost. If this proposal is acceptable, please sign below, return a copy and provide a purchase order so we proceed with planning and purchasing. This quotation is valid until December 31, 2012. The final invoice will be billed net 30 days. Should you have any questions, please feel free to call me at my office (510) 799-4638 or on my mobile at (510) 377-4407.

Sincerely,

Dennis Tackett



Agreed

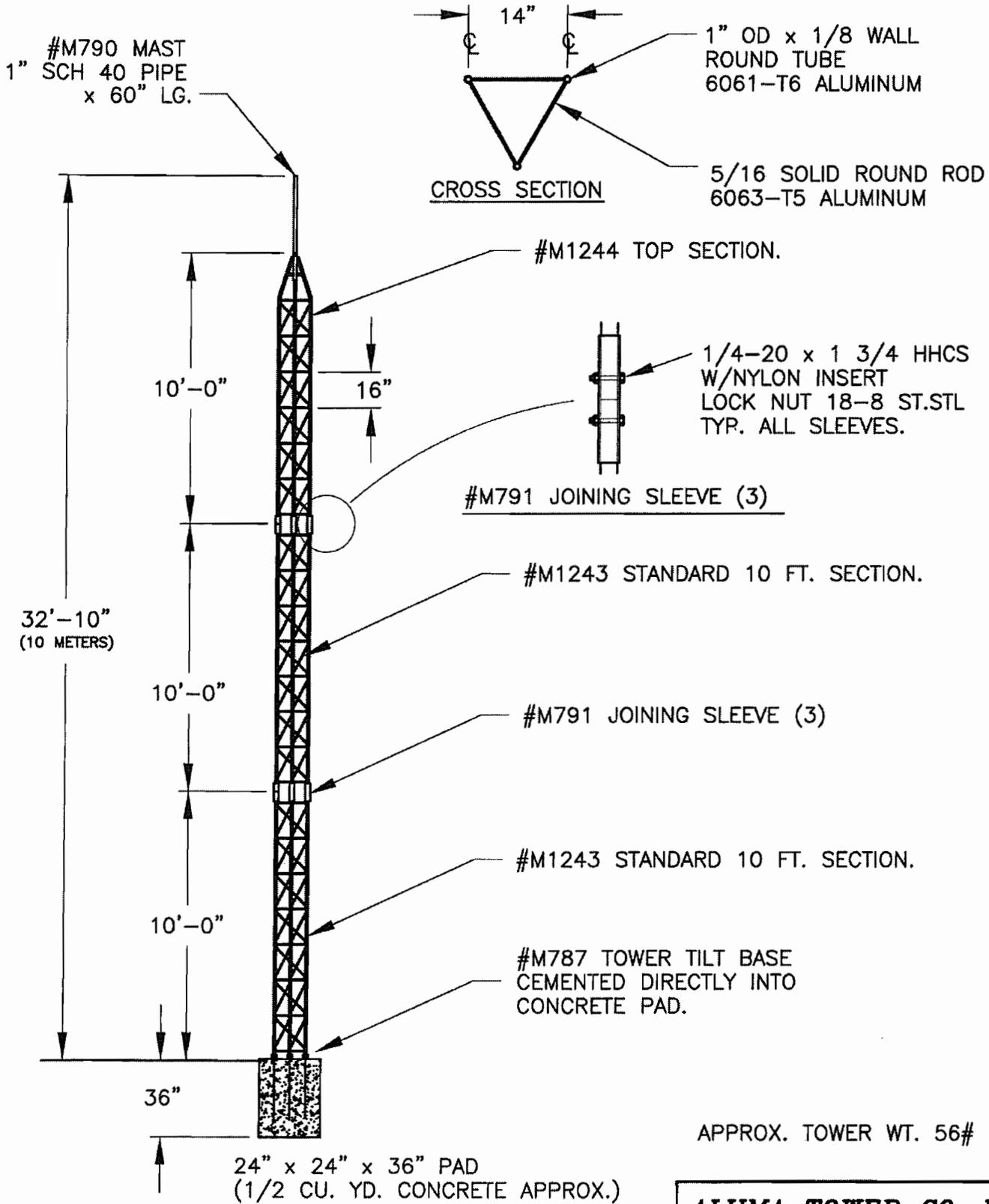
KMPUD

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Name

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Date



**ALUMA TOWER CO. INC.**  
VERO BEACH, FL 32960

<b>M-10MPT TOWER x 10 METER W/M-787 TILT BASE</b>		DRWN BY: M.R.T.	SCALE: FULL	DRWG. NO. <b>QS-1016</b>
		CKD BY: R.T.	APP'D	REV. H

ALL DIMENSIONS ARE IN INCHES AND FRACTIONS, UNLESS OTHERWISE SHOWN.

THIS DRAWING IS THE PROPERTY OF ALUMA TOWER CO. INC. ANY DUPLICATION OTHER THAN ITS EXPRESSED PURPOSE, REUSE, MODIFICATION OR PLAGIARISM OF ANY PART OF THIS DOCUMENT IS PROHIBITED. VIOLATORS WILL BE PROSECUTED UNDER FLORIDA STATE STATUTES. DO NOT SCALE DRAWING.

REV.	DATE	DESCRIPTION	BY
H	3-12-10	ADDED MATERIAL SIZES TO CROSS SECTION	H.C.
G	7-13-07	ADDED TOWER WIDTH DIMENSION AND RUNG DIMENSION	H.C.
F	7-20-06	CHANGED TITLE FROM 30'	C.D.
E	6-5-06	UPDATED TO CONTINUOUS RUNG	C.D.
D	8-14-01	REMOVED MAST NAME	RT
C	4-24-01	NAME WAS M-10M	RT

# Kirkwood Mountain Resort

## Master Plan

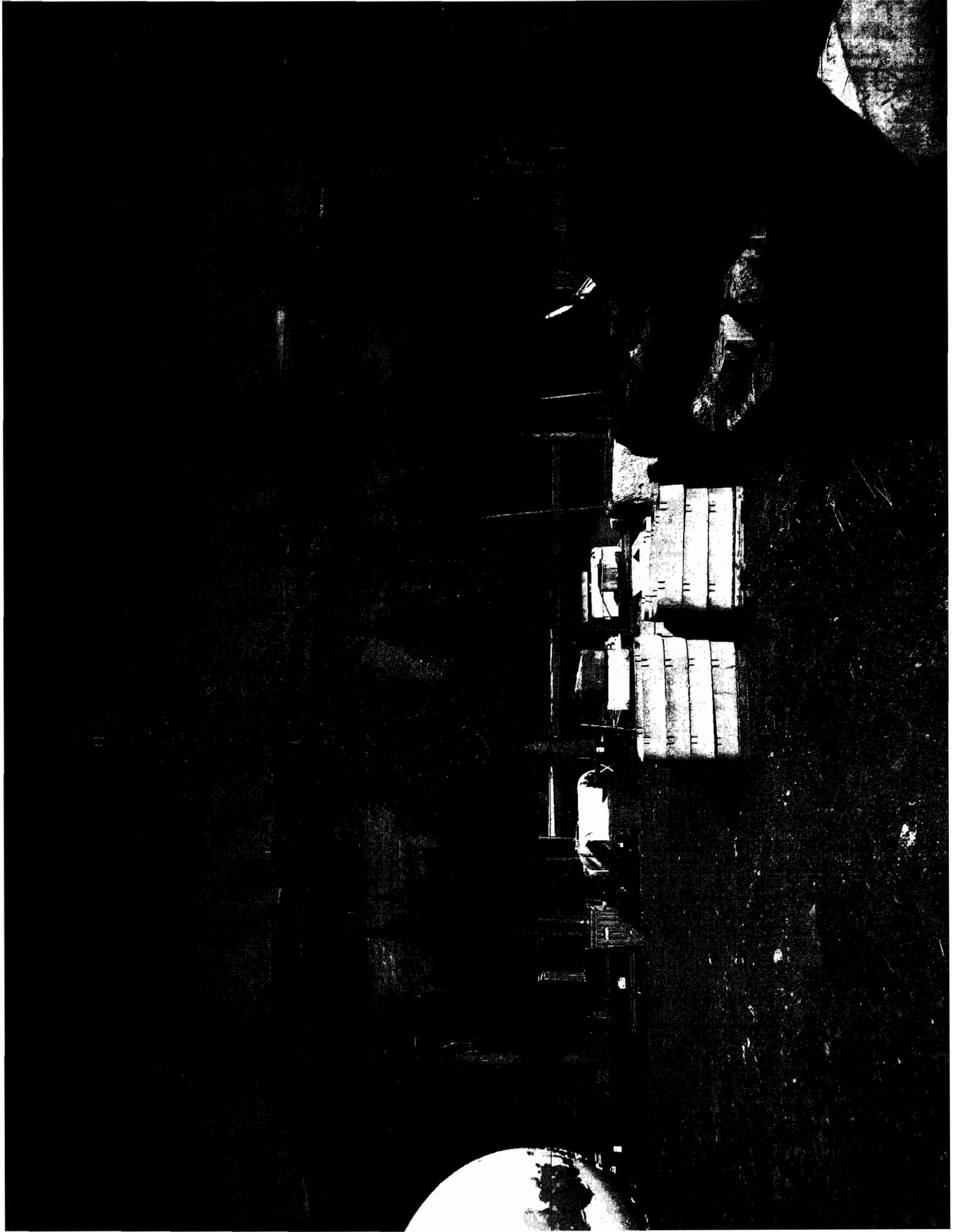
Redcliffs



KIRKWOOD MOUNTAIN REALTY

1 888 593 7767 | LIVEKIRKWOOD

Illustration of the conceptual plan. Usage at the discretion of the developer.









**ITEM H**

# Kirkwood Meadows PUD Out-Valley Transmission Line

Presentation to the Tri-County Technical Advisory Committee  
December 7, 2012

## **Presentation Objective:**

To provide the Tri-County Technical Advisory Committee with an update on Kirkwood Meadow PUD Out-Valley Transmission Line project and discuss project activities occurring within 500-foot of SR 88.

Additionally, KMPUD requests a letter from the TC-TAC acknowledging the District's intent to construct the power line and ongoing coordination between TC-TAC and the District. This letter will be submitted by KMPUD to Caltrans as part of the encroachment permit application.

## **Project Summary:**

The project proposed by KMPUD is to construct a 27.9-mile long 34.5kV power line that will connect the KMPUD service area (in Alpine, Amador, and El Dorado Counties) to an existing 115 kV transmission line owned by PG&E located near Salt Springs Reservoir in Amador County. The project consists of 3.1 miles of overhead line from Salt Springs Reservoir to Bear River Reservoir that will be constructed within an existing 12 kV power line disturbance corridor, and 24.8 miles of power line that will be buried in a route located within Bear River Road, portions of the Old Alpine Highway, the Highway 88 corridor, and private roads within Kirkwood Valley (Figure 1).

The purpose of the Out-Valley Transmission Line project is to provide a reliable and cost-stable source of electrical power to Kirkwood that would meet the community's and ski resort needs at build-out of the approved 2003 Kirkwood Specific Plan and 2003 Kirkwood Mountain Resort On-Mountain Master Development Plan.

As shown on attached Figures 2.1-2.3, approximately 7.5 miles of the buried line would be located within the shoulder of or adjacent to SR 88, a designated scenic highway, and an additional 1.8 miles would be buried within the shoulder of Kirkwood Meadows Drive. These areas are within the purview of the Tri-County Technical Advisory Committee.

The project would result in short term visual effects from construction activities visible from SR 88 and would consist of minor areas of soil disturbance associated with trenching activities for the power line, and minor clearing and trimming of commonplace trees and vegetation located in the fill of the road shoulder. Nine (9) above ground sectionalizing cabinets will be visible from SR 88. To minimize permanent impacts to aesthetics from the placement of above ground sectionalizing cabinets, the following design criteria will be implemented:

- Sectionalizing cabinets would not be visually evident to travelers on Highway 88, Bear River Road, and recreation use areas. Native elements in the landscape such as boulders and shrubs would be used to screen sectionalizing cabinets.
- All sectionalizing cabinets would be painted natural earth tones that blend well with the surrounding landscape and not be visually evident from Highway 88.
- Sectionalizing cabinets would be sited to minimize damage to or loss of vegetation and avoid mature trees that are 24 dbh or greater in size.
- Grading for the placement of sectionalizing cabinets, vaults, or buried power line would be minimized.

- Revegetation would occur at areas disturbed by the project such that cleared areas would not be visually evident from SR 88 in the long term. A revegetation plan would be prepared and approved by the ENF and Caltrans District Landscape Architects and would comply with the Amador County General Plan's Scenic Highway Element in Amador and Alpine Counties.

Details on cabinet screening and revegetation plans are included with this submittal. Where the above ground sectionalizing cabinets cannot be adequately screened, a below ground vault would be used instead of a cabinet. There are five (5) vaults proposed within the SR 88 right-of-way (reference Figures 2.1-2.3).

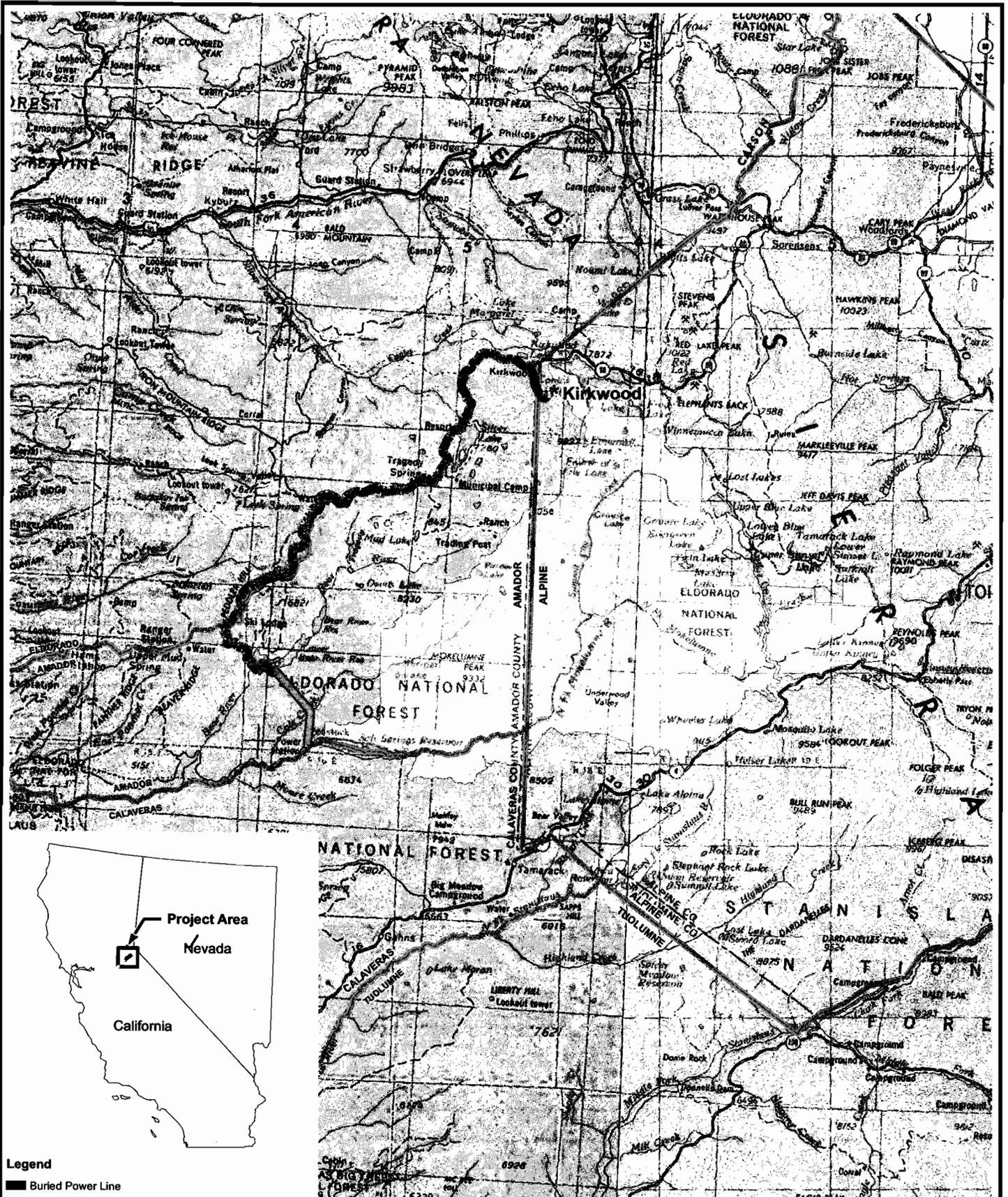
Within Kirkwood, the power line would be buried for 1.8 miles within the shoulder of Kirkwood Meadows Drive from the SR 88 to the new KM Blue substation located within the existing KMPUD powerhouse. Three (3) above ground sectionalizing cabinets are proposed (reference Figures 2.1-2.3) and will be located near existing utility structures. No trees within Kirkwood will be removed for installation of the power line.

### **Construction Schedule**

- Jan 2013 – Project goes out to bid
- Mar 2013 – Anticipated KMPUD Board approval
- May 2013 – Start of construction activities
- Nov 2014 – Construction complete

### **Permitting**

- February 2009 – March 2012: KMPUD and the Eldorado National Forest prepared a joint Environmental Impact Statement and Environmental Impact Report to assess and disclose the project's environmental impacts.
  - Jan 2012: KMPUD Board of Directors certified the Final EIS/EIR
  - Mar 2012: FS issued Record of Decision for Final EIS/EIR
  - No public appeals of the Final EIS/EIR were filed
- KMPUD has submitted for the following permits:
  - Caltrans Longitudinal Encroachment Permit
  - US Army Corps of Engineers, Section 404 Nationwide Permit Verification
  - Central Valley Regional Water Quality Control Board, Section 401 – Water Quality Certification
  - California Department of Fish and Game, Streambed Alteration Permit
- Ongoing coordination with the Eldorado National Forest Service in preparation of a Special Use Permit and Operating Plan for construction of the power line.
- Ongoing coordination with PG&E for Interconnection Agreement and authorizations from the California Public Utilities Commission and the Federal Energy Regulatory Commission.
- Additional permits/authorizations required:
  - Amador County, Encroachment Permit
  - State Water Resource Control Board, National Pollution Discharge Elimination System Stormwater Permit
  - El Dorado County, Rule 223-1: Approval of Fugitive Dust Plan



- Legend**
- Buried Power Line
  - Overbuild of Existing Power Line
  - Mokelumne Wilderness Area

**Project:** Kirkwood Meadows Powerline Reliability Project  
**Applicant:** Kirkwood Meadows Public Utility District  
**Counties:** Alpine, Amador, El Dorado  
**Date:** August 30, 2012  
**Source:** USGS 250k Quads  
**"Walker Lake" & "Sacramento"**

**Figure 1  
Vicinity Map**

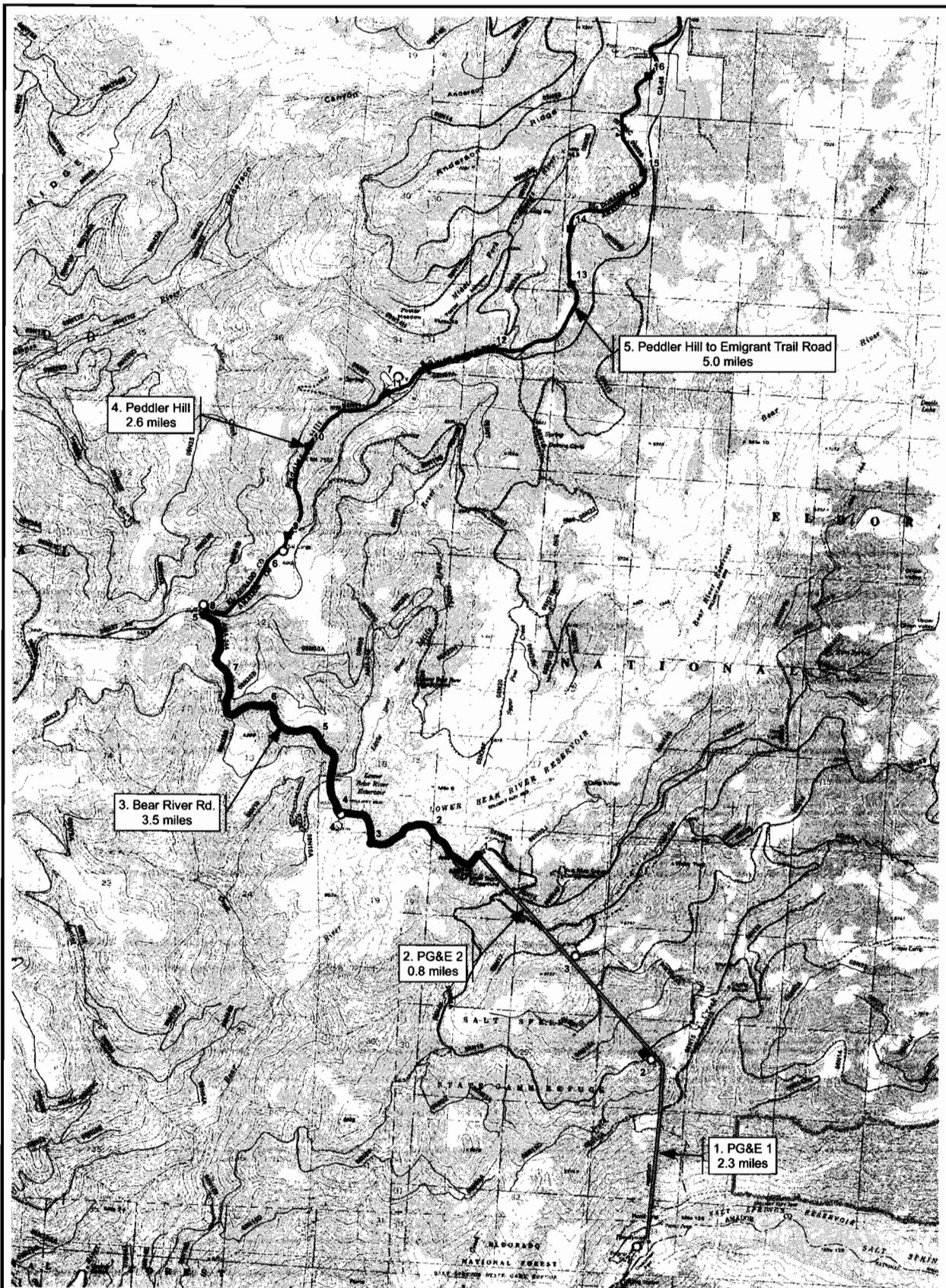
This Map was Prepared by:



**Resource Concepts, Inc.**

0 2.5 5 Miles

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- Legend**
- |                                  |                         |
|----------------------------------|-------------------------|
| Buried Line                      | Potential Staging Areas |
| Overbuild of Existing Line       | Sectionalizing Cabinets |
| County Road ROW (Buried Conduit) | Buried Vaults           |
| Caltrans Row (Buried Conduit)    | KM Green Substation     |
| Private Land                     | FS Roads                |
| Mokelumne Wilderness Area        |                         |

Project: Kirkwood Meadows Powerline Reliability Project  
 Applicant: Kirkwood Meadows Public Utility District  
 Counties: Alpine, Amador, El Dorado  
 Date: August 30, 2012  
 Source: USGS 7.5' Quads  
 "Peddler Hill" & "Bear River Reservoir"

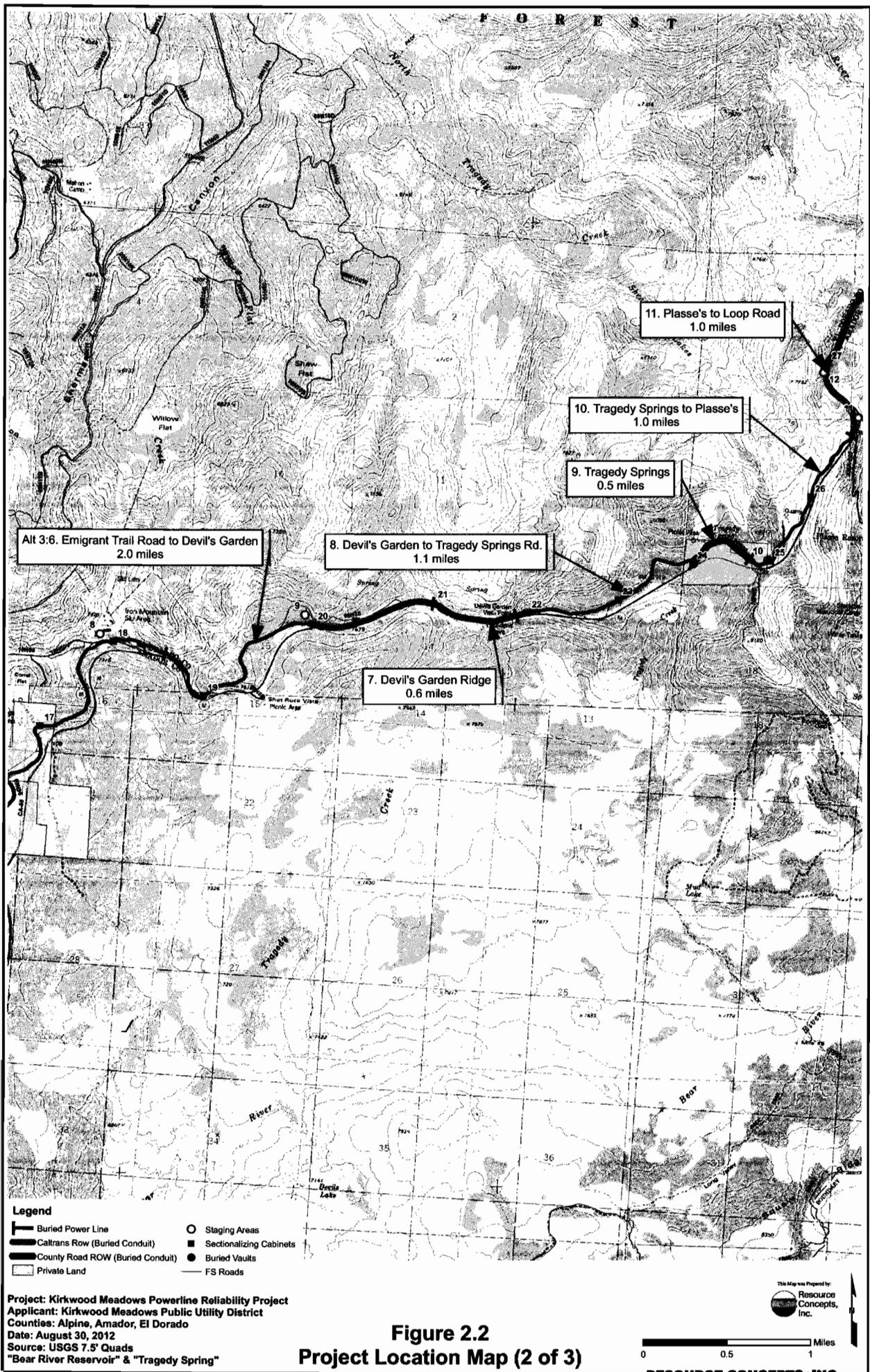
**Figure 2.1**  
**Project Location Map (1 of 3)**

The Map was Prepared by  
 Resource Concepts, Inc.

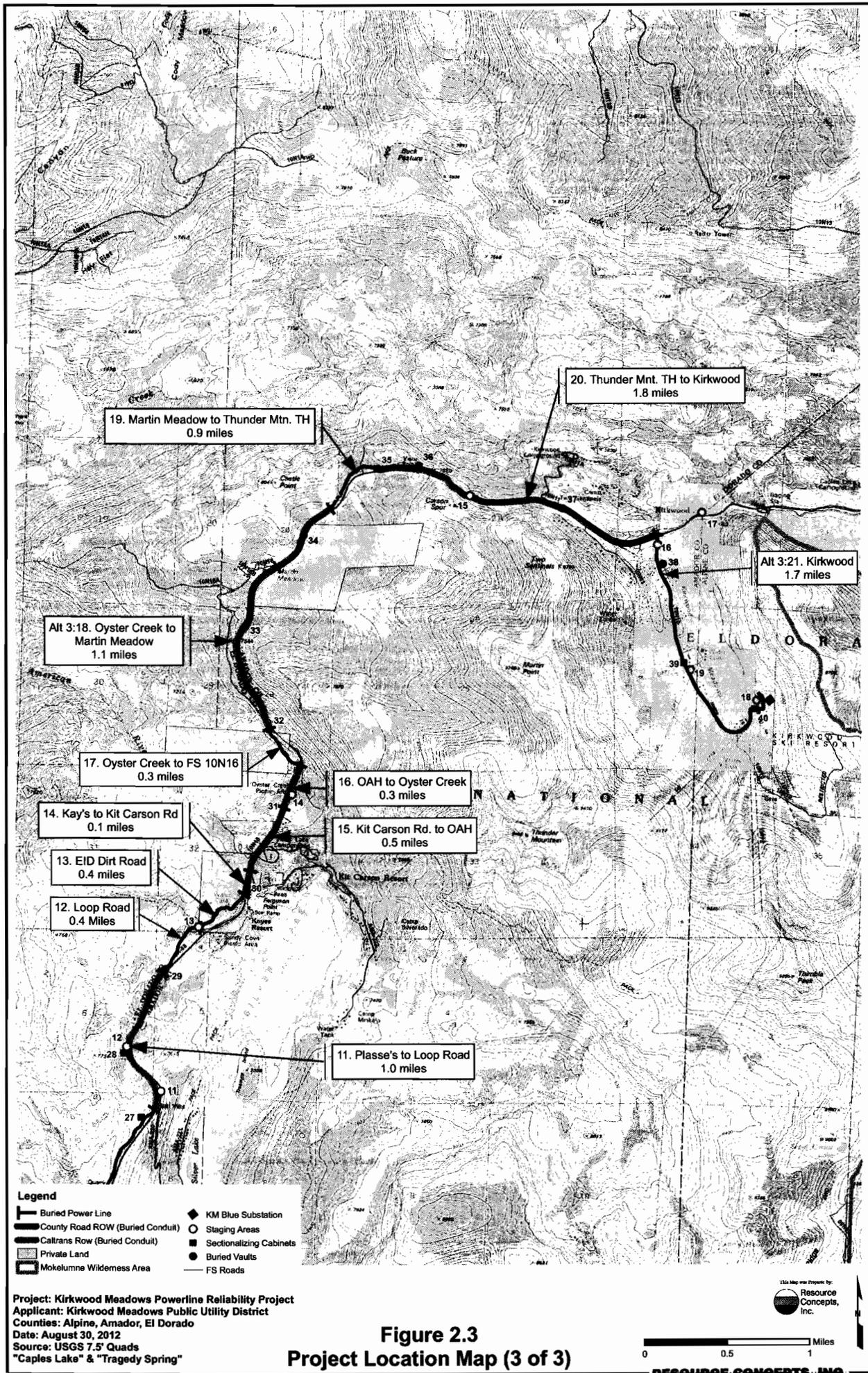
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**RESOURCE CONCEPTS, INC.**

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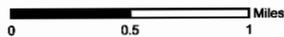


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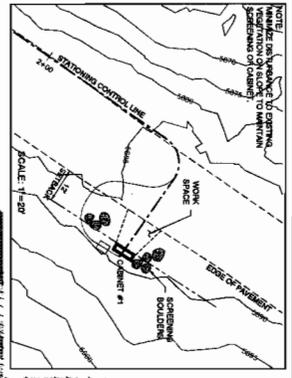
**Project:** Kirkwood Meadows Powerline Reliability Project  
**Applicant:** Kirkwood Meadows Public Utility District  
**Counties:** Alpine, Amador, El Dorado  
**Date:** August 30, 2012  
**Source:** USGS 7.5' Quads  
 "Caples Lake" & "Tragedy Spring"

**Figure 2.3**  
**Project Location Map (3 of 3)**

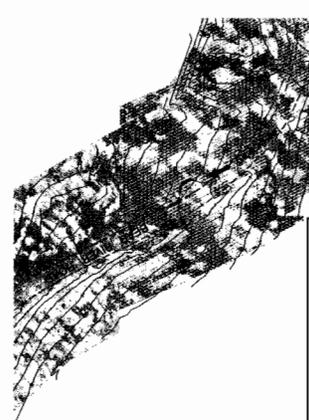
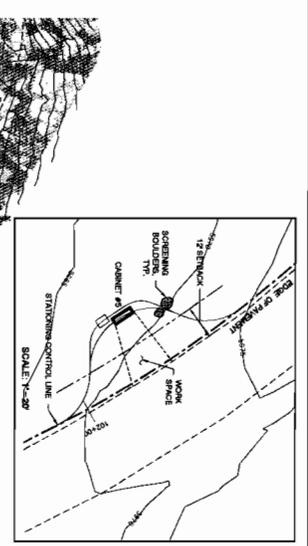


RESOURCE CONCEPTS, INC.

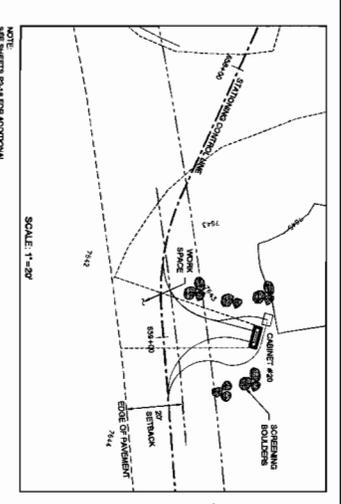
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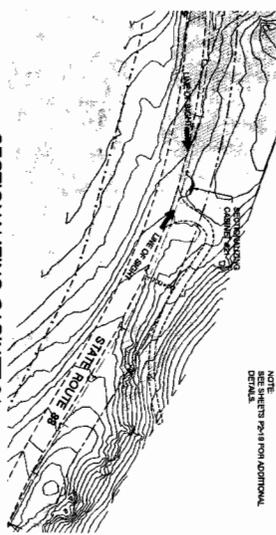
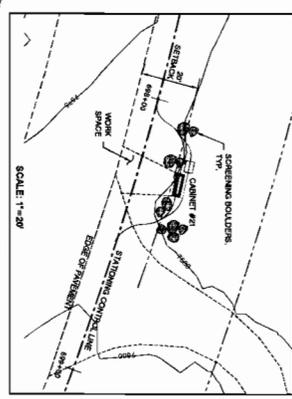
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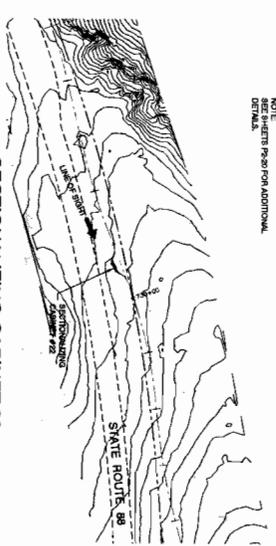
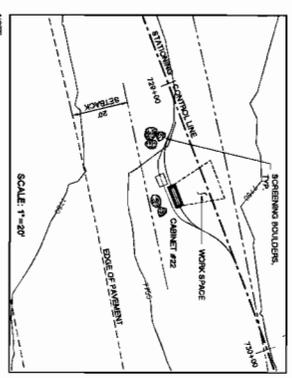
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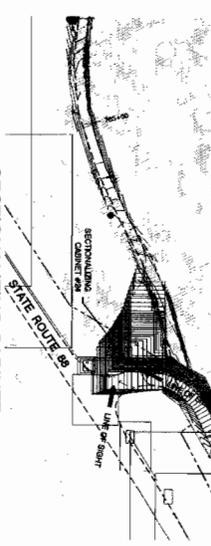
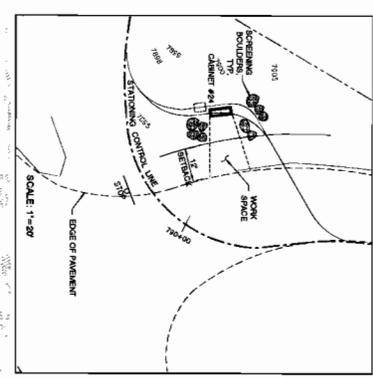
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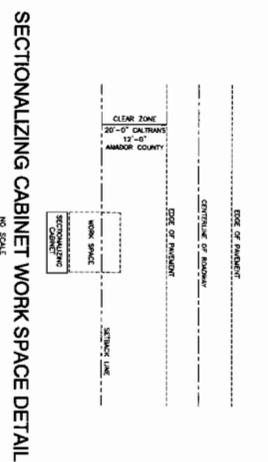
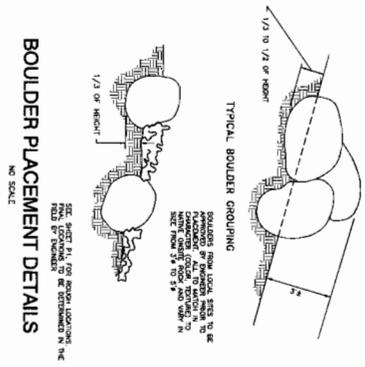
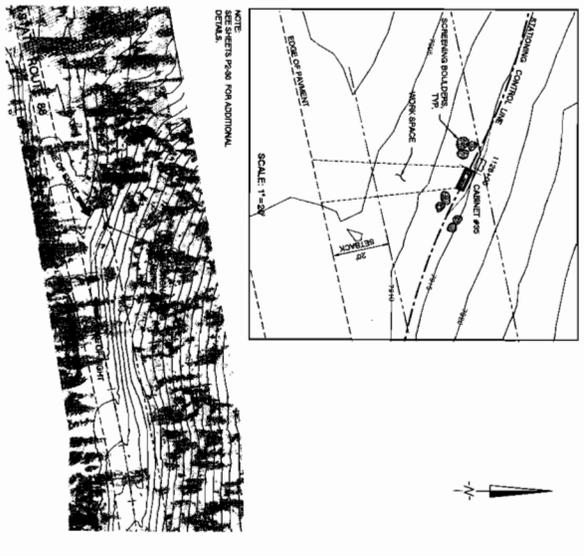
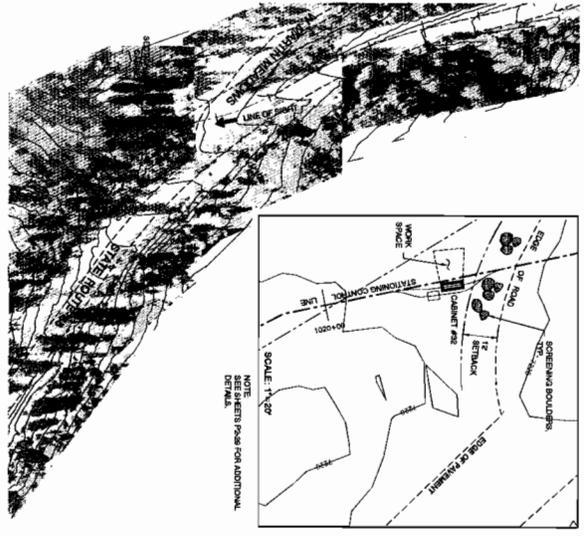
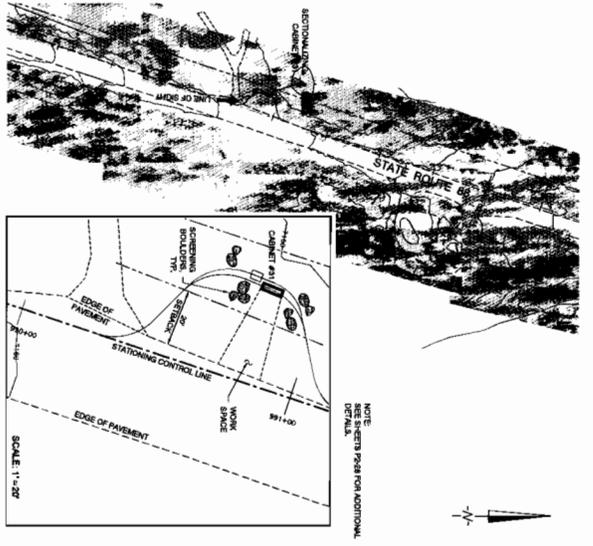
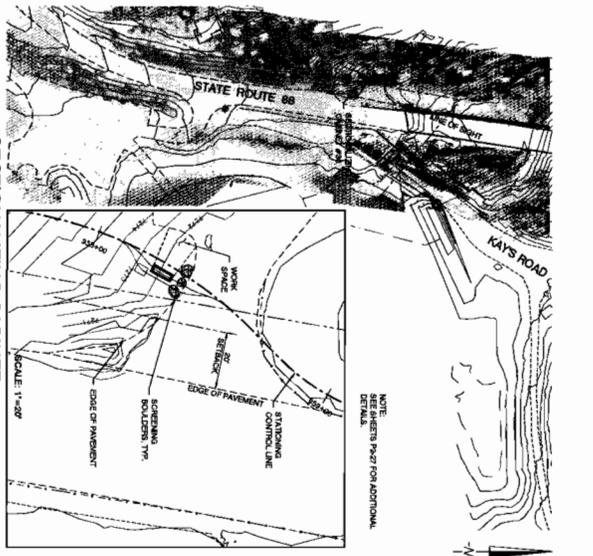
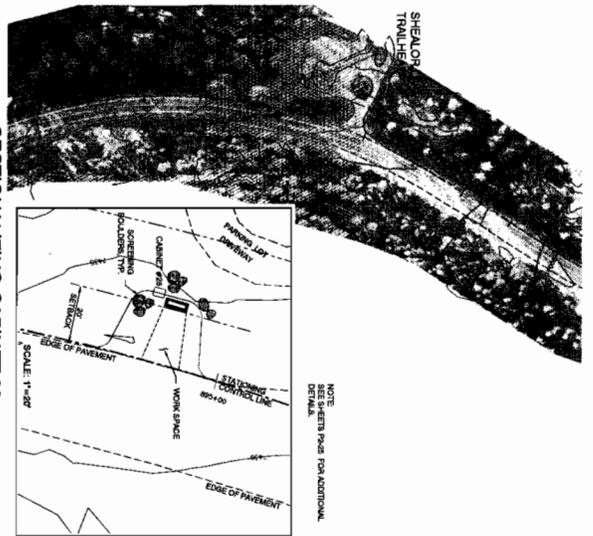
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SECTIONALIZING CABINET 22  
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SCALE: 1"=100'



SECTIONALIZING CABINET 24  
STA. 789+53.30  
SCALE: 1"=100'



JOB NO.	124813
DATE	1-24-12
DESIGNED BY	GMH
DRAWN BY	MMH
CHECKED BY	
SHEET EGS	

KIRKWOOD MEADOWS P.U.D.  
Salt Springs to Kirkwood  
34.5Kv Underground Lines

SECTIONALIZING CABINET SCREENING DETAILS

REVISION	DATE



Resources & Environmental Services  
www.rci-nv.com

