

REVISED AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, January 4, 2013*
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 the Amador County Planning Commission for a variance from Amador County Code Section 19.24.040 which requires a 25-foot front yard building setback to allow construction of a garage, covered entry, and a portion of the dwelling to within 5 feet of the front property line. *Note: This variance, if granted, will also require the abandonment of the 25-foot public utility easement located along the front lot line as noted on the subdivision map and an encroachment permit for that portion of the garage, covered entry, and dwelling proposed to be located within the road right-of-way.*

Applicant/Owner: Basil & Tracy Sanborn

Designer: Justrich Design
Location: 33871 Danburg Drive, Kirkwood, Amador County
Lot 36 of Kirkwood Meadows Unit 1
Assessor's Parcel Number: 026-172-007

I. Adjournment

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 & 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

- 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. *COVERED STAIRWAY ON EXISTING ROAD CUT - SLOPE = 50%*
- 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 10/18/2012

Graham Al Simms
(Signature)

For _____

KIRKWOOD MEADOWS UNIT NO. 1

A PORTION OF SECTIONS 22 & 27 TION RITE, M.D.B.&M.
IN THE UNINCORPORATED TERRITORY OF AMADOR COUNTY, CALIFORNIA
FEBRUARY 1969 SCALE 1" = 100'

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

NOTICE

All that real property situated in the Unincorporated Territory of the County of Amador, State of California, being 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°08'19" East 657.14 feet from a 1 1/2" pipe with brass cap stamped L.S. 2218 - 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 30 and 31, Township 10 North, Range 17 East and Sections 28, 26, 27, 34 and 35, Township 10 North, Range 17 East, Mount Diablo Meridian" filed in the Alameda County Recorder's office in Book 1 of Maps and Plans; thence from said point of beginning North 00°59'22" East 1277.79 feet; thence North 88°41'46" West 154.00 feet; thence North 00°00'00" East 179.00 feet; thence South 88°09'32" East 144.78 feet; thence along a curve to the right having a radius of 60.00 feet and an arc length of 44.46 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 325.99 feet; thence departing said Highway 88 Right-of-Way Line South 19°00'00" East 428.56 feet; thence North 87°55'00" East 312.73 feet; thence along a curve to the right having a radius of 1030.00 feet and an arc length of 82.96 feet; thence North 02°43'09" East 190.60 feet to a point on said Highway 88 Right-of-Way Line; thence North 70°26'36" East 83.20 feet along said Highway 88 Right-of-Way Line; thence departing said Highway 88 Right-of-Way Line South 02°43'09" West 213.43 feet; thence along a curve to the left having a radius of 930.00 feet and an arc length of 301.08 feet; thence South 74°13'19" West 80.00 feet; thence along a curve to the left having a radius of 2500.00 feet and an arc length of 233.71 feet; thence South 27°51'13" East 351.21 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 84°08'23" East 155.50 feet; thence along a curve to the left having a radius of 3389.00 feet and an arc length of 740.18 feet; thence South 73°44'18" East 143.03 feet; thence South 07°16'22" West 124.55 feet; thence North 70°42'11" West 141.19 feet; thence along a curve to the right having a radius of 135.00 feet and an arc length of 259.40 feet; thence South 30°00'13" West 5.00 feet; thence along a curve to the right having a radius of 140.00 feet and an arc length of 82.90 feet; thence North 30°00'00" East 384.95 feet; thence North 78°22'11" West 586.83 feet; thence North 88°31'59" West 742.08 feet to the point of beginning.

Containing 54.92 Acres

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 use the drives and courts shown hereon which lie within the boundary lines of the Subdivision and designated as "Wooded Meadow Drive", "Front Road", "Front Court", "Langberg Drive" and "Kaylor 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 for, 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 catch 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 Supervisor 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 catch point 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", "Parcel I", and "Parcel J".

KIRKWOOD MEADOWS INC

John B. Allen
President

Burdette E. Stewart
Vice President

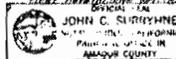
NOTARY'S CERTIFICATE

STATE OF CALIFORNIA

County of Amador

On this 21st day of August, 1969, before me, John C. Stewart, a Notary Public in and for said County and State, personally appeared John B. Allen, and Burdette Stewart 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. Stewart
Notary Public in and for said County of Amador, State of California
Commission Expires

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, is true and complete as shown, the measurements are of the character and to comply the positions indicated, and that said measurements 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

Jeffrey M. Mendenhall
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 23, 1969

Amador County Tax Collector

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, right-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

John C. Omita
Clerk of the Board of Supervisors

COUNTY CLERK'S CERTIFICATE

I, Charles Stuber, 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 Stuber
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 30 this 1st day of July, 1969 at 4:00 hours 39 minutes P.M., title to land included in this subdivision being vested as per Certificate No. 62 on file in this office. This Plat filed at the request of

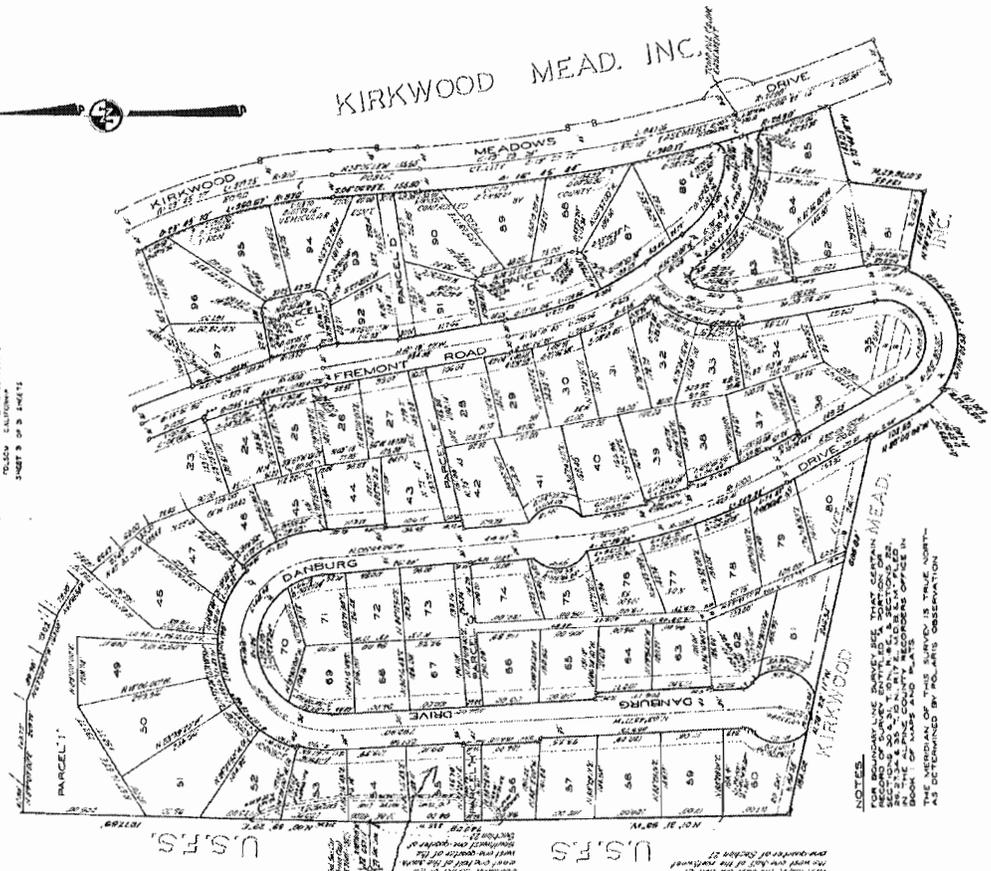
Fee: \$9.00

Amador County Recorder

KIRKWOOD MEADOWS UNIT NO. 1

A PORTION OF SECTIONS 22 & 27 T10N R17E, MDB&M,
IN THE UNINCORPORATED TERRITORY OF AVADOR COUNTY, CALIFORNIA
FEBRUARY 1969

MORLEY ENGINEERING COMPANY
1500 CALIFORNIA
LAKEVIEW, CALIFORNIA
94540

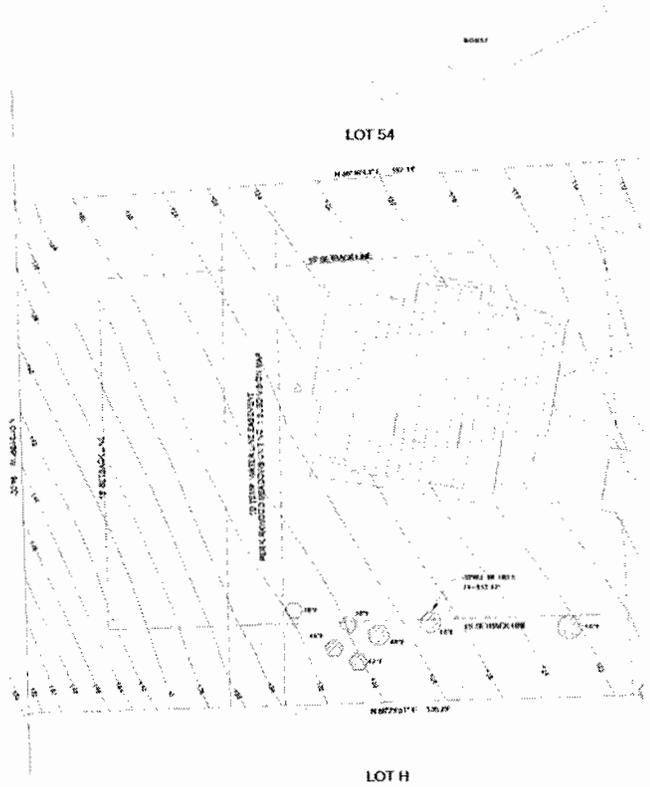
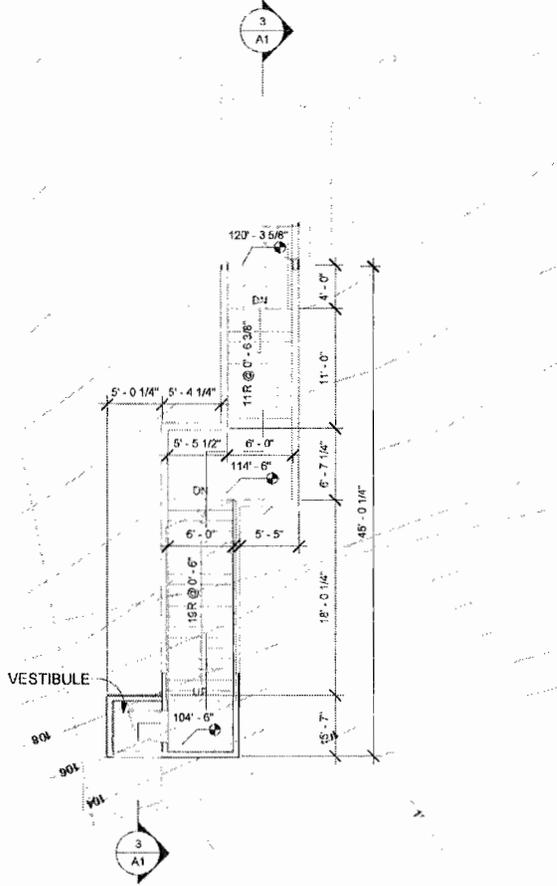


NOTES
FOR BOUNDARY LINE SURVEY SEE THAT GEORGEAN MEAD,
SECOND OF PART, IN ALL SECTIONS 22
AND 27 T10N R17E MDB&M, AVADOR COUNTY
IN THE PUBLIC COUNTY RECORDS OFFICE IN
BOOK OF MAPS AND PLATS 1015 PAGE 1015
AS DETERMINED BY FIELD SURVEY OBSERVATION

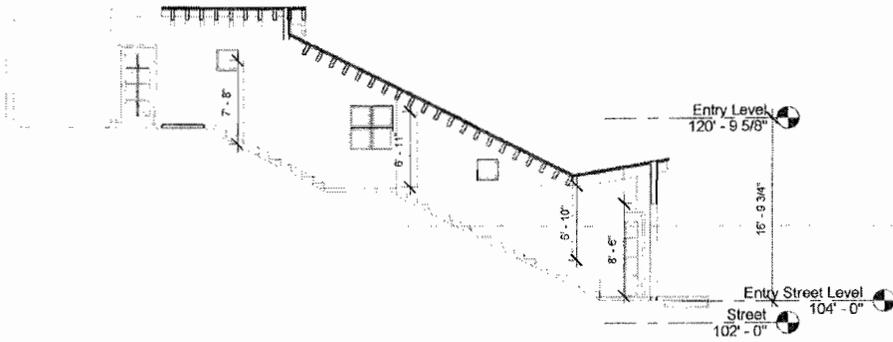
LEGEND
BOUNDARY LINE SURVEY
SET A.C. STAMPAID A.C. 1969
SET A.C. STAMPAID A.C. 1969
BOUNDARY LINE SURVEY
SET A.C. STAMPAID A.C. 1969
BOUNDARY LINE SURVEY
SET A.C. STAMPAID A.C. 1969

THIS IS IT

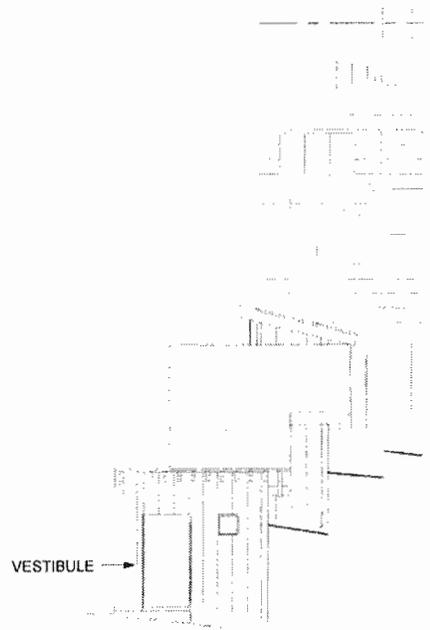
10/20



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>

FW: Use your red pen please

1 message

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



**PLANNING DEPARTMENT
LAND USE AGENCY**

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

APPLICATION REFERRAL

TO:

Michael Israel, Environmental Health
Roger Stuart, Public Works
Rich Millar, Building Department
Greg Gillott, County Counsel

Surveying & Engineering
KMPUD
Volcano Telephone Company
Tri-TAC

DATE: December 21, 2012

FROM: Susan C. Grijalva, Planning Director
Amador County Planning Department

PROJECT: Request by Basil and Tracy Sanborn for variance from County Code Section 19.24.040 which requires a 25' front building setback to allow construction of a garage, covered entry, and a portion of the dwelling to within 5' of the front property line. Subject property is Lot 36, Kirkwood Meadows Unit 1, located on the east side of Dangberg Dr. about 800' from the junction of Fremont Rd. and Danberg Dr. in Kirkwood. *NOTE: This variance, if granted, will also require the abandonment of the 25' public utility easement located along the front lot line as noted on the subdivision map and an encroachment permit for that portion of the garage, covered entry and dwelling proposed to be located within the road right-of-way.*

REVIEW: As part of the preliminary review process, this project is being sent to County staff and State and local agencies for their review and comment. The application will be reviewed by the **Tri-County Technical Advisory Committee (TC-TAC)** on **Friday, January 4, 2012 at 10:00 a.m.** at the **Kirkwood Public Utilities District Community Services Building on Loop Rd. in Kirkwood, California.** The TC-TAC recommendations and comments will be forwarded to the Amador County Technical Advisory Committee for their consideration.

The **Amador County Technical Advisory Committee** will review the proposed project application on **Monday, January 14, 2012 at 10:00 a.m.** at the County Administration Center, 810 Court St., Jackson, California. If the project application is complete, conditions will be formulated along with project recommendations and findings to be forwarded to the Planning Commission for their consideration.

At this time staff anticipates the project will be Categorical Exempt from CEQA. Please forward your recommendations and/or concerns to the Planning Department as soon as possible.

cc: Sanborn

DEC 12 2012

ENVIRONMENTAL INFORMATION FORM

PLANNING DEPARTMENT

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

GENERAL INFORMATION

Project Name: Sanborn Residence Addition 33871 Dungberg Drive

Date Filed: 12-5-12 File No. _____

Applicant/ Developer Basil & Tracy Sanborn Landowner Basil & Tracy Sanborn
Address _____ Address 801 Laureles Grade

_____ Carmel Valley CA 93924

Phone No. _____ Phone No. 831-238-5072

Assessor Parcel Number(s) 026-172-007

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: Kirkwood Meadows Association Planning Committee (KMAPC) - Preliminary approval obtained Aug 25, 2012.

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

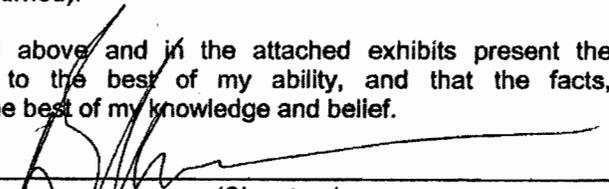
- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked=""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

ENVIRONMENTAL SETTING

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

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

Date 12/5/12



 (Signature)
 For Basil Sanborn

DEC 12 2012

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ADDITIONAL ENVIRONMENTAL INFORMATION:

1-16. Written Project Description:

Addition to the Sanborn Residence at 33871 Dangberg Drive located in the Kirkwood Meadows Subdivision in Amador County, California. The existing 1164 sf, four bedroom, two bath residence was built in 1973 and is located on a moderately sloped lot, situated slightly below the street level. Utilities, including water and sewer are provided by Kirkwood Meadows Public Utilities District. The addition consists of replacing a 216 sf living room and a 240 sf deck with a three story, 1698 sf addition, 334 sf of decks, 240 sf new garage and 60 feet of new driveway. New off street parking will be provided in the new garage as well as the driveway. Due to siting of the existing building, a variance for front yard setback will be required for the garage and entry portion of the new construction. Aside from creating a less desirable floor plan, alternate locations considered would negatively impact existing off-street parking, existing utilities and require additional grading and tree removal. Snow storage areas have been identified on the project plans. One 24" fir will be removed for the project. Project Plans are attached.

29-31. Environmental Setting:

29 and 30. The site is a 11,587 square foot lot in the Kirkwood Meadows Subdivision. The lot is moderately sloped and contains a variety of evergreen trees of various sizes. Photographs of the site are included in the plans.

31. N/A

BASIL AND TRACY SANBORN
801 LAURELES GRADE
CARMEL VALLEY, CA 93924

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December 5, 2012

Susan Grijalva
Amador County Planning Department
810 Court Street
Jackson, CA 95642-2132

Variance Request : 33871 Dangberg Drive, Kirkwood CA

Dear Ms. Grijalva,

This letter presents our application for a variance related to an addition to our home in Kirkwood.

Our project consists of demolishing the existing living room and deck and constructing a new living room, bedroom and basement. Additionally, a proposed garage and entry encroaches on the 25' front yard setback. After conducting a thorough study of design options, the garage placement within the setback area appears to be the only feasible alternative given the existing home's placement on the lot and the existing floor plan. Further, alternate locations would cause undue impacts to existing utilities, existing off-street parking, and require additional grading and tree impacts. Kirkwood Meadows Association Planning Committee (KMAPC) and Kirkwood Meadows Public Utilities District (KMPUD) were enrolled in the design process and have no objections to the proposed addition. Preliminary project approval has been obtained in a unanimous vote from KMAPC at a public meeting. Neighbors from all three adjoining lots attended the public meeting and expressed support of the project. Snow storage areas have been identified on the plan and accepted by KMPUD.

The environmental information form and written project description is attached along with a 16 page plan set which has been presented and approved at the preliminary design review with KMAPC. The plans include photos of the site and a photo simulation of the proposed addition. Also enclosed is a check for \$903.00.

Thank you for your consideration. If you have any questions or require further information, I may be reached at basilsanborn@gmail.com or 831-238-5072.

Sincerely,



Basil Sanborn

Sanborn Residence Project Information:

APN: 026-172-007
Lot # 36
Site Address: 33871 Dangberg Drive
Kirkwood, CA 94656
Applicant/Owner: Basil and Tracy Sanborn
801 Laureles Grade
Carmel Valley, CA 93924
Designer: Justrich Design
1256 8th Ave, No. 1
San Francisco, CA 94122
Survey: R.O. Andersen
1603 Esmeralda Avenue
Minden, NV
Lot Size: 11,587 sf
Existing residence: 1164 sf
Current Lot Coverage: 10.0%
Proposed Demolition: 216 sf living
240 sf deck

Proposed New Construction:

1698 sf additional living (3 floors (basement, living, bedroom))
240 sf new garage
334 sf new decks
60 l.f. new paved driveway

Proposed Lot Coverage: 17.4%

Tree removal: 1 - 24" fir

Source of Water/ Method of Sewer Disposal: Water - KMPUD / Public Sewer – KMPUD

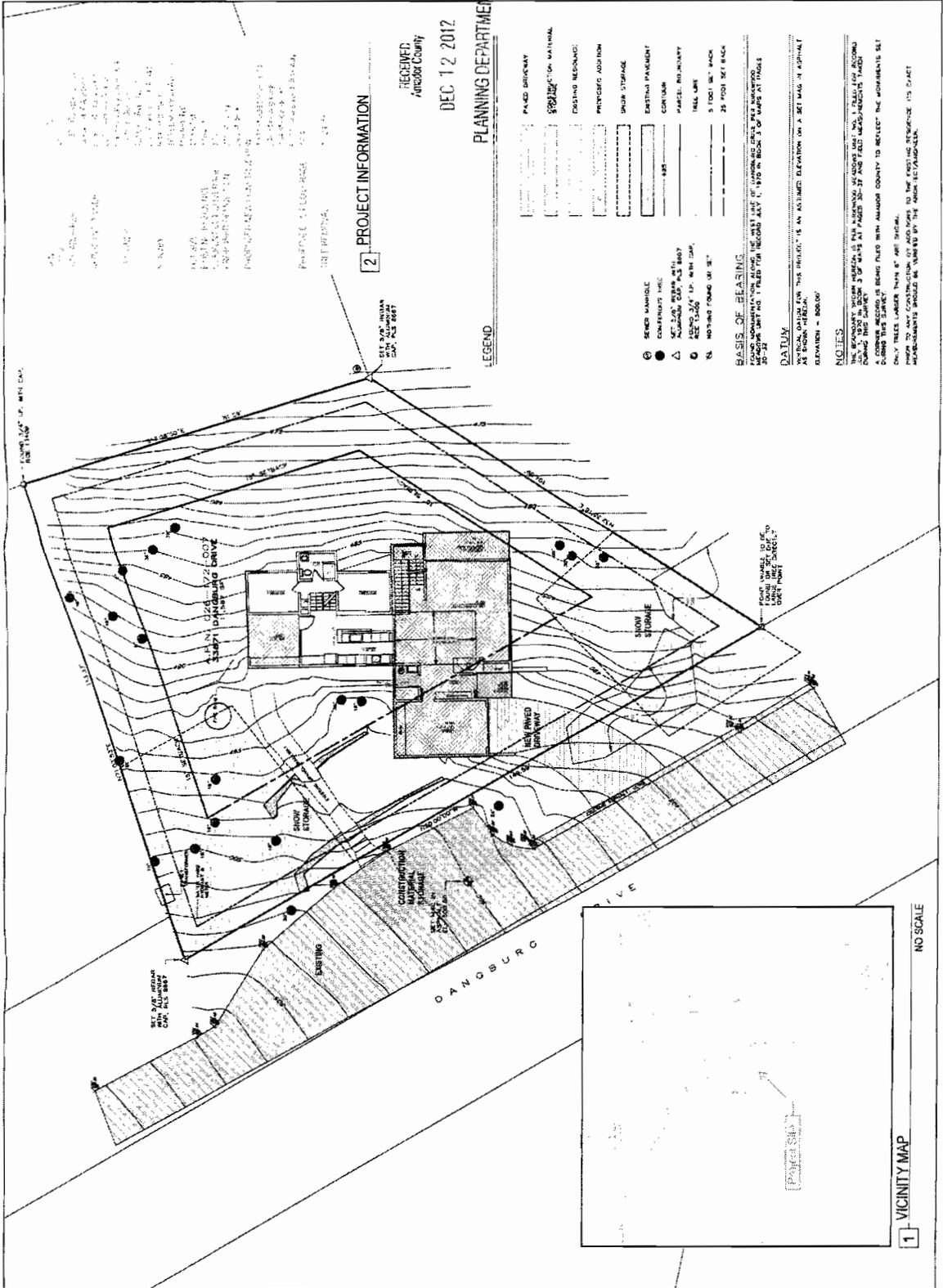
Construction Start: June 2013

Additional Information: Variance required for new garage and entry. 5 foot front yard setback is requested instead of county minimum 25 feet. Preliminary local approvals (KMAPC and KMPUD) have been received.

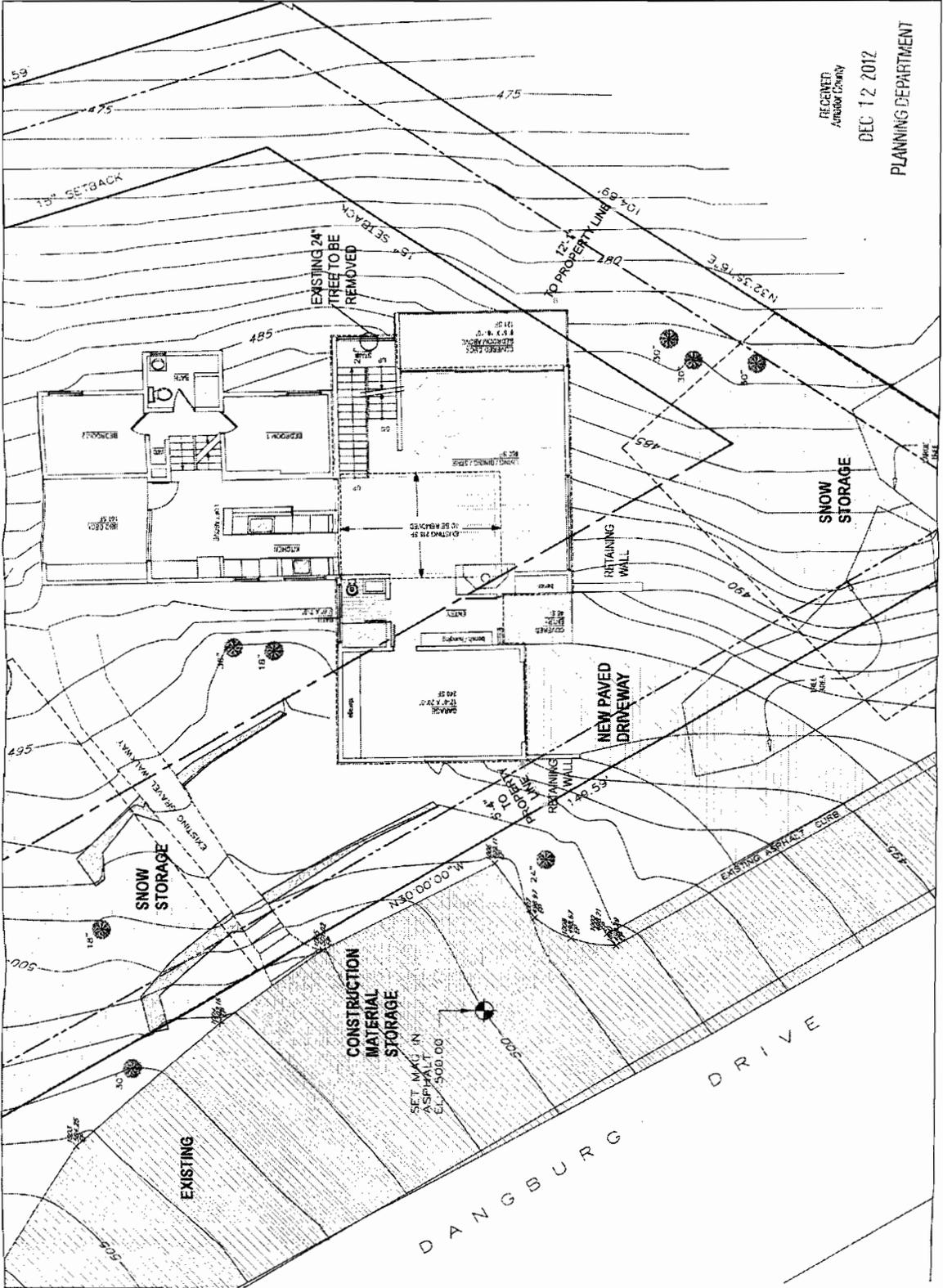
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A01	SITE PLAN	PROJECT: SANBORN RESIDENCE 33871 DANGBURG KIRKWOOD CA 94656	1256 8th Avenue, No. 1, San Francisco, California, 94122 P. 415.882.8744 F. 415.681.8744 steve@justichdesign.com
		DATE: 08-10-12 SCALE: 1" = 10'-0"	



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