



Julie Saylor &lt;julie.saylor@edcgov.us&gt;

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**Tri Tac public comments**

1 message

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**Janice Holland-Hill** <redhill12345@gmail.com>  
To: "julie.saylor@edcgov.us" <julie.saylor@edcgov.us>  
Cc: Melene Smith <gmssmith@ix.netcom.com>

Mon, Apr 6, 2015 at 6:52 PM

Dear Julie,

I am a homeowner on the west side of Kirkwood. Parking is an important subject as it relates to our valley, and future growth of the ski resort depends upon it. Property values also tie into it.

As a community member, I have been following KCP's rezoning/development requests of the old school site with much interest, and have attended and participated in this subject in several KMA meetings over the last year and a half. I recognize that expanded parking is important to Vail, and that by the sale contract that KCP must deliver additional parking. Unfortunately, there has not been adequate transparency on the part of KCP so that the community can understand the full intentions of their rezoning requests and plans as they go forward on the old school site.

I would like to know several things before any decision is made:

1. What is their master plan for parking as it relates to the entire Kirkwood Valley? What other options exist for parking?
2. What happens to the other 2/3 of the school site? What exactly is KCP/Vail's plan for the adjoining parcels, access to the meadow, parking, toilets, etc.?

We should not make decisions on this one area without knowing more about their plans and intents for development on the contiguous areas. The visual impact alone of putting a parking lot at this location is significant...many huge trees have to come down, there is significant creek impact, and the parking lot will be in plain view across the valley from east valley homeowners...not to mention the visual impact it will have right next to the meadow. Is this a good thing or bad?...more information on the overall master valley plan for parking is warranted.

Kindly add my email address to your list so that I am notified when meetings come up regarding this topic. Thank you.

Sincerely,

Jan and Jim Hill  
33961 Dangberg Dr  
Kirkwood , CA

[Redhill12345@gmail.com](mailto:Redhill12345@gmail.com)

Sent from my iPad



Julie Saylor &lt;julie.saylor@edcgov.us&gt;

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**Re: Tri Tac public comments**

1 message

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**Janice Holland-Hill** <redhill12345@gmail.com>  
To: Julie Saylor <julie.saylor@edcgov.us>

Tue, Apr 7, 2015 at 8:43 AM

Julie,

The community would also benefit from a clearer understanding of what the Conservation Easement as it relates to these and adjoining properties means. Is it revokable? On which parcels does it exist?

Thanks.

Jan and Jim Hill

Sent from my iPad

On Apr 7, 2015, at 8:04 AM, Julie Saylor &lt;julie.saylor@edcgov.us&gt; wrote:

Jan and Jim Hill,

Your public comment has been received for the Tri-County Technical Advisory Committee meeting of April 10, 2015.

Thank you,

**Julie Saylor**  
Office Assistant II**County of El Dorado**  
Community Development Agency  
Development Services, Planning  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5324 / FAX (530) 642-0508  
[julie.saylor@edcgov.us](mailto:julie.saylor@edcgov.us)

On Mon, Apr 6, 2015 at 6:52 PM, Janice Holland-Hill &lt;redhill12345@gmail.com&gt; wrote:

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Sincerely,

Jan and Jim Hill  
33961 Dangberg Dr  
Kirkwood , CA

[Redhill12345@gmail.com](mailto:Redhill12345@gmail.com)

Sent from my iPad

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If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.



Julie Saylor <julie.saylor@edcgov.us>

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## Fwd: The Proposed Parking Lot on Loop Road

1 message

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**Sallie Tasto** <sallietasto@gmail.com>  
To: julie.saylor@edcgov.us

Tue, Apr 7, 2015 at 11:27 AM

----- Forwarded message -----

From: **Sallie Tasto** <sallietasto@gmail.com>  
Date: Tue, Apr 7, 2015 at 11:19 AM  
Subject: The Proposed Parking Lot on Loop Road  
To: [julie.saylor@edcgov.us](mailto:julie.saylor@edcgov.us)

Hi Julie,

My husband and I ask that our comments be made available at the TR-TAC meeting on April 10th. They concern Item G.1.

To Whom It May Concern:

My husband, Bob, and I own a home on Hawkweed in Kirkwood and we are *very* opposed to the extremely large parking lot proposed for Loop Road. We are particularly worried about the views along Hawkweed, and the views from the meadow, both of which would be very negatively affected by such a lot.

Saving a few large trees is not enough to prevent this area from becoming denuded. Please let's not subtract from or damage the incomparable beauty of Kirkwood by proffering the argument that *some* trees will be saved!

In addition to diminishing the gift of nature we presently have in the meadow, for walking, cross-country skiing, hiking, and plain meandering, we are very concerned about the water quality in the meadow, if this plan should be effected.

Additional parking is needed: it should be accomplished by multi-level parking, done in the least visually disturbing manner. Scattering lots among the trees, and along Kirkwood Meadows Drive is absolutely not the answer, and would be a huge disservice to Kirkwood homeowners and visitors.

Sincerely,

Sallie Tasto

P.S. Unfortunately, I sent my first e-mail to the wrong address (forgot the "c" in edc). Thus the forward.



JOHN KIPPING, MA.

CERTIFIED ARBORIST WC-0205

10 APR -7 PM12:33

RECEIVED  
PLANNING DEPARTMENT

6 April 2015

Mr. Timothy A. Gonzales  
6 Vuelo de las Palomas  
Carmel, CA 93923

RE: Loop Road North Parking Lot Project, Kirkwood

Dear Mr. Gonzales:

I am a Consulting and Certified Arborist, as well as a Certified Tree Risk Assessor, field biologist, and naturalist. You contacted me for assistance in addressing your concerns about the proposed parking lot project at Kirkwood. At your request, on 31 March 2015, I met with your neighbor Mr. Alan Sapp and Mr. Michael Sharp of Kirkwood Meadows Public Utility District. We walked the site with the Kirkwood Parking Lot Expansion map in hand. My observations and concerns are as follow:

1. Although the Application for Zone Change to Amador County describes the site as "lightly treed," inferring that tree loss would be minimal, I observed numerous large red fir and lodgepole pines (see photographs 1 and 2). Most development plans show the locations, species, and sizes of all trees on site, but this proposal lists only four trees proposed for preservation, as well as two other old-growth trees to be removed. This lack of data makes total loss of canopy cover difficult to assess.

2. Deforestation of these two acres will expose neighboring properties and roads to views of the KMPUD facilities, such as buildings and large propane tanks, existing parking lots, and employee housing (see photograph 3). The applicant seeks to mitigate the loss of screening by retaining four mature lodgepole pines on site and installing new landscape trees on the north and northeast edges of the project.

3. I have concerns regarding these mitigation measures. One tree to be spared is listed as a 48" diameter breast height (dbh) specimen located in a drainage swale (photograph 4). This specimen has twin trunks growing parallel to each other with bark included between their union and no common band of wood connecting them. Structurally, this union is very weak, and such trees are at great risk of failure. As a professional tree risk assessor, I would advise its removal as it is not compatible with a high-use area. There would then only remain three large trees on the lots, providing very little screen.

4. Altering a forested stand by radical thinning exposes the remaining trees to forces to which they are unaccustomed. Strong wind loads can uproot or break trunks. Isolated trees and those with high canopy distribution and poor trunk taper (such as occur in denser stands) are especially vulnerable to wind throw. Some of the large lodgepoles on site show evidence of surviving past fire events: seams in the bark,



5520 Five Spot Road, Pollock Pines, CA 95726

phone/fax: (530) 644-5929

mobile: (530) 957-0726

Contractor Lic. #652923



TC-TAC Public Comment  
PC Rcvd 04-07-15

open hollows bounded by wound-wood, and carbonized wood. Fire-wounding of the trunk usually results in heart decay, reducing tree strength, and increased risk of breakage.

I noted on nearby lot 160 a recently fallen, large lodgepole that has extensive basal heart rot at the failure site (see photograph 5). This tree missed a nearby dwelling, but a failure in a crowded parking lot can have severe consequences.

5. Two trees proposed for retention in the west lot are marked 42" dbh. The plan shows very little space being reserved for the tree roots, with encroachment within six feet of the trunks. One doesn't require a chainsaw to kill a tree; destroying the rooting area is also effective. Most governing bodies realize that trees need healthy root systems and try to ensure this by requiring that the rooting zone beneath the canopy is protected from construction activities, such as compaction, grade cuts or fills, trenching, and paving. This is known as the Tree Protection Zone and is often defined as a circle whose radius is scribed by the length of the longest limb. Kirkwood Specific Plan 7.1.1 calls for tree root protection by ensuring adequate setbacks during construction, but does not define "adequate." My opinion is that too much encroachment of the remaining trees by proposed fill and paving will terminally affect them.

5. The applicant proposes to mitigate visual and sound impacts of this project by planting trees to replace the natural screen. Revegetation has been a difficult task at Kirkwood. KMPUD manager Michael Sharp showed me a group of spruce planted 15 years ago to replace screening lost during building construction. The trees shown in photograph 6 have fared poorly and have lost their tops in winter storms. Despite good care and one-and-a-half decades, they have not yet provided effective screening. Kirkwood resident Alan Sapp drove me to some buildings at Kirkwood that he had constructed more than a decade ago; his landscaping with new trees was not successful, despite professional care. The current drought makes reestablishment even more doubtful.

While examining the parking site, I noted numerous signs of active pocket gophers. These voracious rodents are major predators of newly planted conifers and have caused failure of numerous red fir plantations on the nearby El Dorado National Forest.

Natural revegetation of conifers seems more successful than traditional landscape endeavors here, but the time frame is quite slow. I doubt that present Kirkwood residents and visitors will live long enough to enjoy the screenings promised by the applicant.

6. The 2003 Kirkwood Specific Plan Section 7.2.2 refers to wetland and riparian protections. I note that the stream that bounds the northern side of the proposal is not located on the site map, making comments about impacts difficult. However, photograph 7 shows some newly placed red survey stakes near and in the creek bed that seem to approximate locations of proposed screening trees as shown on the project map.

7. The stream, and hence meadow, will be impacted by pollutants, such as petroleum products, coolants, and brake dust from parked vehicles. Snow removal operations can harm surrounding woody vegetation by flinging snow, ice, and sand/gravel against green leaves and branches and bark. This occurs at the present parking lot where most lower branches of surrounding trees are dead. I believe that this activity will impact the success of the proposed screening trees as well as possibly harming the four retained large trees.

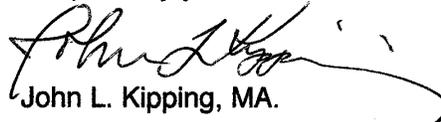
8. In the Application for Zoning Change contained in the Environmental Information Form, page 2 Additional Information items have all been checked "No" except the last item. I dispute numbers 17, 18, 19, and 23. Number 17 denies that the project changes existing features; I believe that a two-acre stand of trees constitutes a feature. Number 18 relates to views from neighboring properties; most of the screen will be eliminated with no realistic replacement for decades, if ever. Number 19 says that there will be no change in character at this site. Number 23 covers noise levels; removal of the evergreen forest will certainly bring the noise of hundreds of additional vehicles, as well as sounds from the PUD and housing areas.

In summation, I believe that this proposal has serious consequences for the neighboring residents. The trees provide visual and auditory screening. The mitigation measures proposed in the zoning application of installing new, small trees are inadequate to ensure timely effectiveness. Leaving a handful of old trees as visual buffers is quite inadequate. They may be exposed to extreme winds in a high target area, and this creates a risky scenario, especially if support roots are compromised by cutting, compaction, fill, and paving. Loss of the conifer stand also increases exposure of down-wind trees on neighboring properties.

This very sensitive riparian area is a tributary to Kirkwood Creek and thence Caples Creek, which eventually provides El Dorado County with precious water.

If I may be of further assistance, please do contact me.

Respectfully yours,



John L. Kipping, MA.

ISA Certified Arborist # WE- 205  
Member, American Society of Consulting Arborists  
Certified Tree Risk Assessor #1850 PNW ISA



Photograph 1. View of "lightly treed" project site, view looking south from Lot 159. Note stream bordering proposed project.



Photograph 2. View of project site looking north from Loop Road.



Photograph 3. KMPUD facility viewed through lodgepole pines from proposed parking lot.



Photograph 4. View of proposed retention tree with co-dominant weak union.



Photograph 5. Storm-broken mature lodgepole pine which snapped off 3 to five feet above grade at decayed bole. Decay was result of old fire injury; trees of similar size and age on the proposed project also bear sign of fire injury to trunks.



Photograph 6. Mr. Michael Sharp of WMPUD stands next to trees he planted fifteen years ago to provide visual screening. Despite professional care, they have grown very little.



Photograph 7. Creek flowing along northern boundary of proposed project. Note several dark red stakes, perhaps denoting locations of proposed landscape replacement trees.

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Amador County

OCT 15 2014

PLANNING DEPARTMENT

**APPLICATION FOR ZONE CHANGE**

Application for a zoning change shall include the following:

- \_\_\_ 1. A. Name of Property Owner     Village East LLC; Nathan Whaley  
Mailing Address                    PO Box 2, Kirkwood, CA 95646  
  
Phone Number                        (209) 210-7225
  
- \_\_\_ B. Name of Applicant            Same as Owner  
Mailing Address                    \_\_\_\_\_  
\_\_\_\_\_  
Phone Number                        \_\_\_\_\_
  
- \_\_\_ C. Name of Representative       Cunningham Engineering; Andi Panagopoulos  
Mailing Address                    2120 20<sup>th</sup> Street, Suite 3, Sacramento, CA 95818  
  
Phone Number                        (916) 455-2026 ext. 151
  
- \_\_\_ 2. Assessor Parcel Number(s)
- \_\_\_ 3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
- \_\_\_ 4. Letter of authorization if landowner is being represented by another party.
- \_\_\_ 5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department (500 Argonaut Lane, Jackson, CA) for the purpose of aiding in drawing of the plot plan.
- \_\_\_ 6. Copy of deed(s) to property.
- \_\_\_ 7. Completed Environmental Information Form and Indemnification Agreement.
- \_\_\_ 8. Filing fee of \$ \_\_\_\_\_ (see attached schedule of fees).
- \_\_\_ 9. Application Form to be signed at the time of project presentation in the Planning Department.

## PROJECT DESCRIPTION

### Loop Road North Parking Area Kirkwood, California

December 9, 2014

Village East, LLC is proposing approval of a Specific Plan Amendment / Rezone for a parking lot at the currently zoned school site at Kirkwood. The Project site is located north of Loop Road and is a portion of the assessor parcel numbers (APN) 026-270-018, 026-270-031 and 026-270-030, however, only the portion of the Project site on APN 026-270-018 (approximately 1.98 acres) is proposed to be rezoned.

#### **Existing Zoning / Land Use Designation**

The Project site is part of the Kirkwood Specific Plan and is currently zoned as partially Multi-Family Residential (the portion of the site on APN 026-270-031 and 026-270-030) and Service / Utilities and Parking Zone (S-P) with parks and recreation / school overlay (the portion of the site on APN 026-270-018).

#### **Proposed Zoning**

The total site area of the proposed parking lot is a total of approximately 2.03 acres, but only the portion of the site on APN 026-270-018 is proposed to be rezoned. Thus, the portion of the site that requires the rezone is approximately 1.98 acres. The portions of the site on the Multi-Family Residential (approximately 0.05 acres) are not proposing any rezone. The proposed zoning for the 1.98 acre portion is Service / Utilities and Parking Zone (S-P), but removes the limitation for surface parking, but adding a prohibition of development of above-ground structures (excluding utility enclosures, similar to the "Meadow" designation). This would eliminate potential uses identified in Table 4.3 including Sheriff Substation, Fire Facility, Equipment Maintenance Facility, Day Care, School and Library and continue to prohibit parking garages.

#### **Project Design**

The parking layout is currently in the conceptual design phase and at this time it is anticipated to include approximately 193 parking spaces. The number of parking spaces will be established as the project proceeds through the design process. The parking lot is necessary to provide parking spaces for Kirkwood skiers and this effort is an outstanding requirement of the sale to of Kirkwood Mountain Resort to Vail Resorts. The parking lot may also include some landscape buffer areas (berms and/or trees) along the west portion of the site.

#### **Construction Schedule**

The anticipated construction schedule is summer of 2015.

#### **Existing Site Conditions**

The existing site is vacant, undeveloped land historically used as the "boneyard" for Mountain Utilities and Resort maintenance parts and equipment storage. There are no known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Refer to the enclosed site photos.

**Surrounding Site Conditions**

The project site is along Loop Road in Kirkwood, the industrial and parking core of the Kirkwood Valley, and is adjacent to the Kirkwood Mountain Resort Maintenance Shop and resort Chair 7 parking lots and KMPUD wastewater treatment plant, maintenance shop, fire station and administration building to the south, employee housing to the west, Kirkwood Meadow Conservation Easement to the east, undeveloped land to the north.

The site is lightly treed, relatively flat and is not within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resource Code and within an urbanized area as defined in Section 65944. Refer to enclosed copies of recent biological studies indicating no sensitive biological species are present.



### Loop Road North Parking Area, Kirkwood

**To:** Chuck Beatty, Amador County  
**From:** Andi Panagopoulos, Cunningham Engineering Corporation (CEC)  
**cc:** Nate Whaley, Village East, LLC  
**Date:** December 9, 2014  
**Subject:** Response to County Comments received via email November 19, 2014 regarding The Loop Road North Parking Area, Kirkwood

This memo is a response to comments received from the County of Amador on November 19, 2014. Our responses are in *italics*.

1. The narrative indicates the "total site area" of the parking lot is 8.4 acres, but the deed says the parcel is only 6.3. *The total parking lot project area is 2.03 acres. However, only the portion of the project area on APN 026-270-018 (1.98 acres) is proposed to be rezoned.*
2. The narrative states that the area to be rezoned is about 2 acres. I want to make sure you're only looking at changing the zoning (and parking prohibition) on the 2-acre portion of the parcel. *Only the portion of the project area on APN 026-270-018 (1.98 acres) is proposed to be rezoned.*
3. The portion of the lot shown in red on the Assessor's Map is only about 1.3 acres, so I'm guessing the 2-acre area to be rezoned is shown inside the dashed line on the site plan. If so, the rezone area encroaches into the employee housing lot (026-270-031), and doesn't have any specific boundary description. We'll need that description in meets & bounds so that we know exactly what property gets rezoned. *Please refer to the revised Plot Plan Exhibit and the Rezone Exhibit for the delineation between the total project area boundary and the rezone area boundary. We also included a legal description of the rezone area as requested.*
4. The plans show 189 parking spaces versus the 216 in the narrative. *The parking layout is currently in the conceptual design phase and at this time it is anticipated to include approximately 193 parking spaces. The number of parking spaces will be established as the project proceeds through the design process.*

Please revise the maps and narrative, and I will submit the tribal notification letter to get the clock started on their 90-day review period.

■ Davis: 2940 Spafford Street, Suite 200 • Davis, California 95618 • (530)758-2026 • fax (530)758-2066 • cecwest.com

■ Sacramento: 2120 20th Street, Suite Three • Sacramento, California 95818 • (916)455-2026 • fax (916)451-2066

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**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: Loop Road North Parking Area

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

Applicant/  
Developer Village East, LLC Landowner Same as Applicant  
Address PO Box 2, Kirkwood, CA 95646 Address \_\_\_\_\_  
Attn: Nate Whaley  
Phone No. (209) 210-7225 Phone No. \_\_\_\_\_

Assessor Parcel Number(s) Portion of 26-270-018  
Existing Zoning District Service / Utilities and Parking Zone (S-P)  
Existing General Plan Kirkwood Specific Plan

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

None

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

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

Environmental Information Form

Page 2

**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 checked="" type="checkbox"/> | <input type="checkbox"/>            | 28. Does this project have a relationship to a larger project or series of projects?                          |

Part of Specific Plan

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OCT 15 2014

PLANNING DEPARTMENT

**ENVIRONMENTAL SETTING**

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

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

Date 9/17/2014

[Signature]  
(Signature)  
For VILLAGE EAST L.L.C.

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Amador County

OCT 15 2014

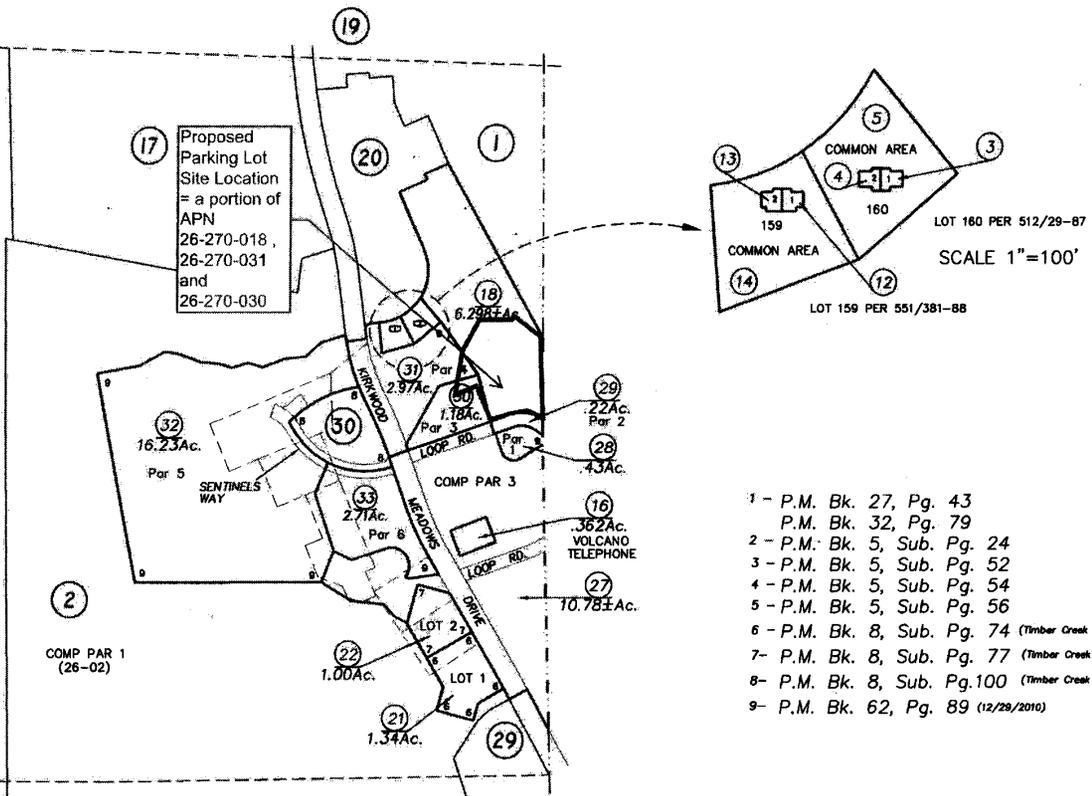
PLANNING DEPARTMENT

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

26-27

FROM: 26-02

21/22  
28 27



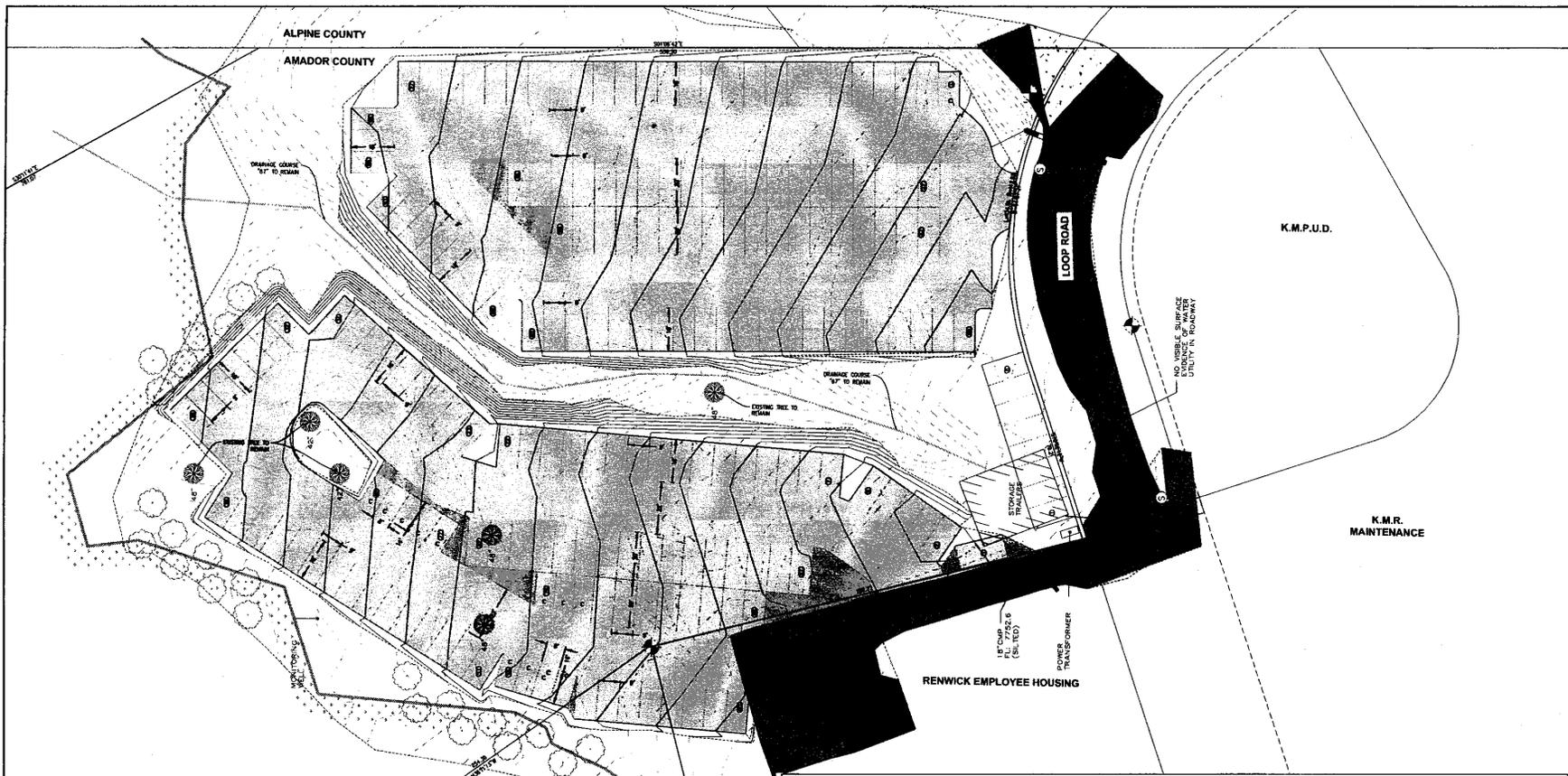
- 1 - P.M. Bk. 27, Pg. 43  
P.M. Bk. 32, Pg. 79
- 2 - P.M. Bk. 5, Sub. Pg. 24
- 3 - P.M. Bk. 5, Sub. Pg. 52
- 4 - P.M. Bk. 5, Sub. Pg. 54
- 5 - P.M. Bk. 5, Sub. Pg. 56
- 6 - P.M. Bk. 8, Sub. Pg. 74 (Timber Creek Village, Unit 1 Phase 2, 12/21/2005)
- 7 - P.M. Bk. 8, Sub. Pg. 77 (Timber Creek Village, Unit 1 Phase 3, 12/21/2005)
- 8 - P.M. Bk. 8, Sub. Pg. 100 (Timber Creek Village, Unit 1 Phase 1, 06/25/2006)
- 9 - P.M. Bk. 62, Pg. 89 (12/29/2010)

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

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

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

(33)  
Assessor's Map Bk. 26, Pg. 27  
County of Amador, Calif.



**LEGEND**

- P PARKING STALL CENT
- EDGING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE (W/BEARING & DISTANCE)
- METEY'S
- EDGE OF PAVEMENT
- PARKING STRIPE
- DRAINAGE CULVERT
- DRAINING LIMIT
- PROPOSED SCREENING TREE
- 1:1 MAX SLOPE WITH 6" RIP PROJECTION



**DESIGN SUMMARY**

STANDARD PARKING STALLS  
 16' WIDE x 20' LONG (1/2' OVERHANG ADA TO LANDSCAPE)  
 COMPACT PARKING STALLS  
 8' WIDE x 14' LONG  
 DRIVE AISLES  
 120'-WIDE DOUBLE LANED  
 20' WIDE  
 SLOPES  
 PARALLEL - 2% MAX  
 ALLOWANCE FOR ADA STALLS - 2% MAX  
 2% MINIMUM @ 20' AT ALL PARALLEL GRIDS  
 2:1 SLOPES TO MARCH

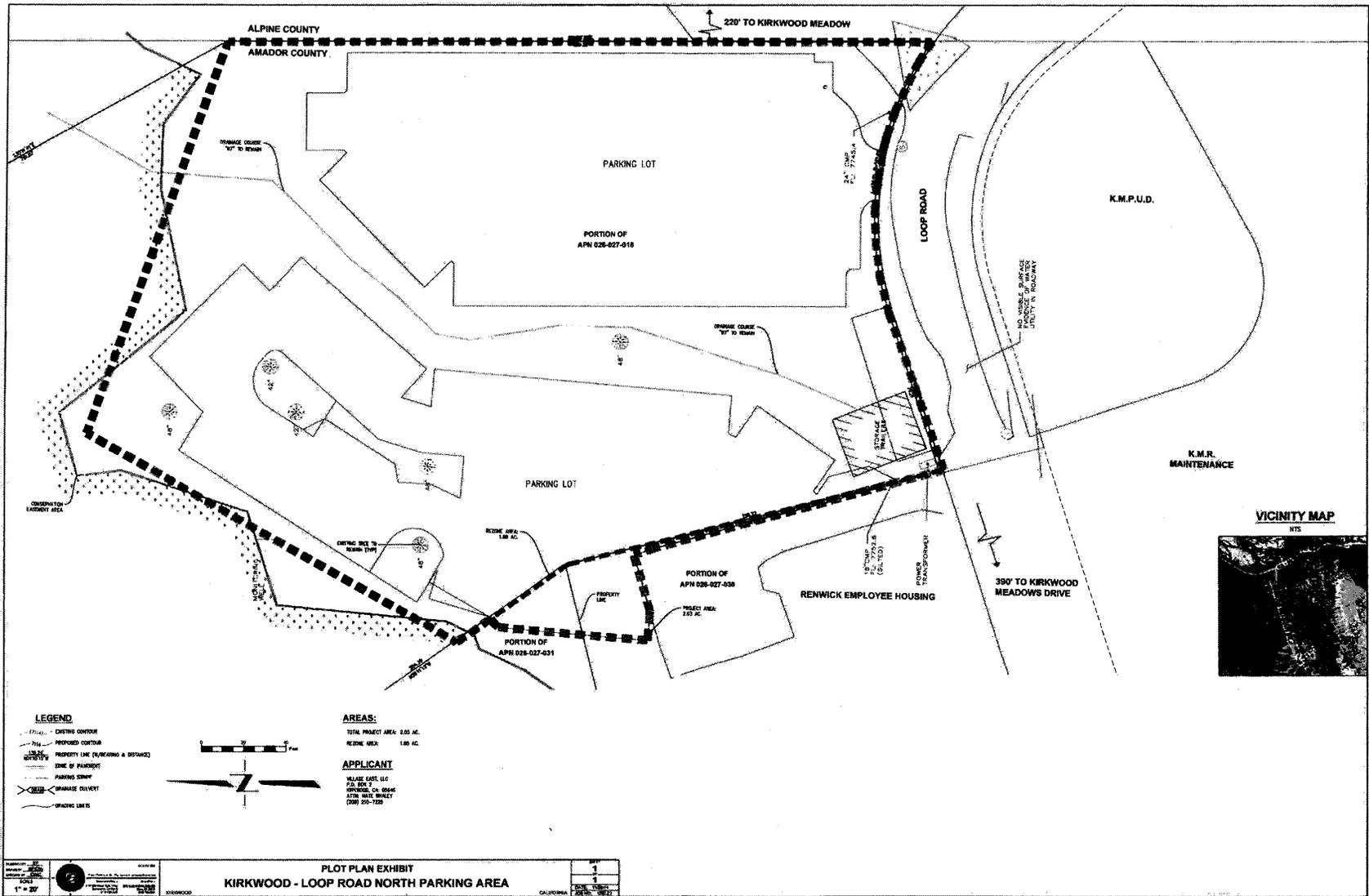
**PARKING SUMMARY**

001-SHEET PARKING - EAST  
 85 TOTAL PARKING STALLS  
 85 STANDARD PARKING STALLS  
 1 COMPACT PARKING STALL  
 002-SHEET PARKING - WEST  
 87 TOTAL PARKING STALLS  
 80 STANDARD PARKING STALLS  
 12 COMPACT PARKING STALLS  
 8 TOTAL PARKING STALLS  
**TOTAL PARKING**  
 172 TOTAL PARKING STALLS  
 165 STANDARD PARKING STALLS  
 12 COMPACT PARKING STALLS

**EXHIBIT  
 KIRKWOOD - PARKING LOT EXPANSION**

|             |                          |
|-------------|--------------------------|
| DATE        | 11/11/2010               |
| SCALE       | 1" = 20'                 |
| PROJECT     | KIRKWOOD                 |
| CLIENT      | AMADOR COUNTY            |
| DESIGNER    | TECHNICAL SERVICES, INC. |
| PROJECT NO. | 10-001                   |
| DATE        | 11/11/2010               |

|        |            |
|--------|------------|
| SHEET  | 5          |
| DATE   | 11/11/2010 |
| DESIGN | 10/11/2010 |

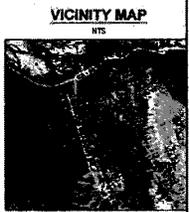


- LEGEND**
- DISTING. CONTOUR
  - - - PROPOSED CONTOUR
  - PROPERTY LINE (BEARING & DISTANCE)
  - SIDE OF PAVEMENT
  - PARKING CONVEY
  - ORANGE DELIVERY
  - ORANGE LIMIT



**AREAS:**  
 TOTAL PROJECT AREA: 3.83 AC.  
 RESIDE. AREA: 1.80 AC.

**APPLICANT**  
 WILLIAM JONES, LLC  
 221. E. 5th St.  
 CHICO, CA 95926  
 ATTN: WILLIAM JONES  
 (530) 895-1222



|                                                                                                      |  |                                                                                              |
|------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------|
| <p>PROJECT: KIRKWOOD - LOOP ROAD NORTH PARKING AREA</p> <p>DATE: 04/07/15</p> <p>SCALE: 1" = 20'</p> |  | <p>APN: 028-027-018, 028-027-030, 028-027-031</p> <p>CITY: KIRKWOOD</p> <p>COUNTY: BUTTE</p> |
| <p><b>PLOT PLAN EXHIBIT</b></p> <p><b>KIRKWOOD - LOOP ROAD NORTH PARKING AREA</b></p>                |  | <p>DATE: 04/07/15</p> <p>BY: [Signature]</p>                                                 |



Rebecca R. Akroyd

916.321.4500  
rakroyd@kmtg.com

April 7, 2015

**VIA E-MAIL**

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Susan Grijalva, Director  
E-Mail: [sgrijalva@amadorgov.org](mailto:sgrijalva@amadorgov.org)

Re: Application by Village East, LLC regarding the proposed Specific Plan Amendment and Rezone for a parking lot at the "School Site" in Kirkwood

Dear Tri-County Technical Advisory Committee Members and Ms. Grijalva:

This letter is submitted on behalf of Kirkwood Meadows Association ("KMA") regarding the proposed Specific Plan Amendment and Rezone for a parking lot at the currently zoned school site at Kirkwood (the "School Site").

KMA has been engaged in discussions with Kirkwood Capital Partners LLP ("KCP"), on behalf of Village East LLP, regarding the School Site since June 2013. KMA previously contacted the Amador County Planning Department regarding the School Site in October 2013 and January 2015. When KMA initially contacted the Amador County Planning Department and members of the Tri-County Technical Advisory Committee ("TC-TAC") regarding the School Site, it did so to note KMA's interest in keeping portions of the School Site that are proximate to KMA undeveloped.

Since June 2013, KMA has been negotiating a Memorandum of Agreement and Related Covenants ("Agreement") with Village East. The proposed Agreement involves a number of different provisions, but generally speaking, involves KMA's agreement not to oppose the boundary line adjustment and zoning change application that would permit Village East to develop the southern third of the School Site lot for a single-level, unlighted parking lot, in exchange for certain commitments by Village East regarding the design, construction, use, and maintenance of the parking lot, and the zoning and allowable use of the northern two-thirds of the School Site.

The Agreement is not yet final. Specifically, KMA is still negotiating key components of the Agreement, including its treatment of the timing of construction, its reference to documents which may or may not be the same plan documents submitted with the project application to Amador County, and the locations and maintenance of site barriers between the proposed

TC-TAC Members  
Chuck Beatty, Planner  
April 7, 2015  
Page 2

parking lot and KMA. KMA is hopeful that it will reach agreement on these remaining issues. KMA understands that once an agreement is finalized, Village East will submit a supplement to its existing application for Specific Plan Amendment and Rezone. But, in advance of the scheduled April 10, 2015 TC-TAC Meeting and School Site agenda item, KMA would like to inform the committee members of its concern that the current application for Specific Plan Amendment and Rezone may be moving forward without reference to the impending Agreement, and with certain representations that KMA does not believe are accurate. KMA cannot support the proposed Specific Plan Amendment and Rezone for a parking lot at the "School Site" in Kirkwood until agreement with Village East is reached.

Please do not hesitate to contact me with any questions.

Regards,

KRONICK, MOSKOVITZ, TIEDEMANN & GIRARD  
A Professional Corporation



REBECCA R. AKROYD

CC: Judy Flinn  
Duke Eggleston  
Peter Forsch

KRONICK  
MOSKOVITZ  
TIEDEMANN  
& GIRARD

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TC-TAC Public Comment  
PC Rcvd 04-07-15