

# AGENDA

## TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, June 9, 2017\*

10:00 A.M.

**KMPUD Community Services Building, Loop Road, Kirkwood, CA**

The meeting can be viewed live at <http://www.ustream.tv/channel/kmpud>. The telephone number to call into the meeting is 1-800-511-7985; use access code 480096.

For further information on any of the agenda items, please contact Alpine County Community Development Department at (530) 694-2140. 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: March 10, 2017 and May 12, 2017
- E. Public Matters: Information items and persons wishing to address the Committee regarding non-agenda items.
- F. Agenda Items:

ITEM 1: Review and possible recommendation of a variance to the front yard building setback to allow construction of a garage, living space, and decks within 5 feet of the front property boundary located at 33905 Fremont Rd. Applicant: George and Sharon Bensch. APN: 026-172-014.

ITEM 2: Review and possible approval of a tree permit for the removal of a hazardous tree located in the Lower Red Cliffs parking lot north of the KCA Recreation Center. Applicant: Kirkwood Mountain Resort.

G. Adjourn

**ACTION MINUTES  
TRI-COUNTY TECHNICAL ADVISORY COMMITTEE**

**10:00 A.M. Friday, March 10, 2017  
KMPUD Community Services Building, Loop Road, Kirkwood, CA**

**A. Call to Order**

The meeting was called to order at 10:05 am by Zach Wood. TC-TAC members present were Zach Wood, Chuck Beatty, and Roger Trout.

**B. Approve Agenda**

Elizabeth Leeper noted the agenda item described that the side yard setback for Holley instead of a front yard setback variance.

Upon on motion a motion by Roger Trout seconded by Chuck Beatty, the agenda was approved 3-0.

**C. Correspondence**

None

**D. Minutes: December 9, 2016**

Upon on motion a motion by Roger Trout seconded by Zach Wood, the minutes of the December 9, 2016 meeting were approved 2-0. Chuck Beatty abstained.

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

None.

**F. Agenda Items**

**ITEM 1: Review and possible recommendation of the 2003 Specific Plan Mitigation Compliance 10 Year Review Report to the Alpine County Planning Commission**

Andrew Strain described the process to prepare the review report and stated that the applicant agreed with the report recommendation.

Sandy Sloan noted that housing ordinance needs revision, street sweeping is a resort responsibility as determined by County Counsels, and KMR and KCP should apply for Specific Plan adoption with El Dorado County.

Michael Sharp referenced and reiterated a comment letter from KMPUD on December 20, 2016.

Elizabeth Leeper made a statement on behalf of the Kirkwood Meadows Association and asked that the comment be recognized for Items 1,2, and 3. KMA has submitted three comments letters to date and asks that the comments be forwarded to the Planning Commissions. KMA asks TC-TAC KMA recommendations include additional review of mitigations in five years in 2022; regarding Mitigation 4.02b that a mid-year review of street sweeping needs; KMR should provide parking report for 2015-16, 4.07 b KMR should report on traffic counts and traffic study should . December 27, 2016 KMA letter describes recommended timeline for action.

Zach Wood described that housing ordinance revisions have been discussed but not recommended by TC-TAC. Alpine County needs a grading ordinance for improved mitigation compliance. Parking management has changed overtime and in particular in the last year. Staff will review the existing projects and entitled projects with the Planning Commission. Wood recommended that the Review Report, response to comments, public comments, and TC-TAC minutes. TC-TAC reviewed the report scope of work, accepted the scope prepared by the applicant and accepted public comments.

Chuck Beatty described that County may individually address specific issues.

Roger Trout asked about the documents to forward to the Planning Commission including the comment letters. Roger Trout asked if the summary of recommendations from the review report were to be recommended. El Dorado County won't have an action item for the review report but will be an information item for the El Dorado County Planning Commission. Air and water quality requirements for future development are more significant in El Dorado compared to Alpine and Amador County.

**MOTION:** Wood to recommend to the Alpine County Planning Commission the 2003 Kirkwood Specific Plan 10 year review report, Appendices, report recommendations, and forward public comments received to date.

**Discussion:** Roger Trout noted that a motion should include a specific reference to TC-TAC that the recommendation on the CEQA

**AMENDMENT:** Wood to include with the original motion a recommendation that no supplemental CEQA documentation is required.

**SECOND:** Beatty

AYES: Wood, Beatty, Trout  
MOTION CARRIED

**ITEM 2: Review and possible recommendation of the 2003 Specific Plan Mitigation Compliance 10 Year Review Report to the Amador County Planning Commission**

Eric Reichert noted that KMPUD is reviewing recent snow storage requirements and recommending amendments to avoid impacts to parking.

Elizabeth Leeper stated that the comments for Item 1 also apply to Items 2 and 3.

MOTION: Chuck Beatty SECOND: Roger Trout to recommend to the Alpine County Planning Commission the 2003 Kirkwood Specific Plan 10 year review report, Appendices, report recommendations from page 23, no supplemental CEQA documentation is necessary, and forward public comments received to date.

AYES: Wood, Beatty, Trout  
MOTION CARRIED

**ITEM 3: Review and possible comments related to the 2003 Specific Plan Mitigation Compliance 10 Year Review Report to the El Dorado County Planning Department**

Roger described that Brendan Ferry would be replacing Roger Trout at the El Dorado County representative for TC-TAC.

MOTION: Roger Trout SECOND: Chuck Beatty to recommend to the El Dorado County Planning Department the 2003 Kirkwood Specific Plan 10 year review report, Appendices, report recommendations from page 23, forwarding public comments received to date, and that supplemental CEQA documentation is not necessary.

AYES: Wood, Beatty, Trout  
MOTION CARRIED

**ITEM 4: Review and possible recommendation to the Amador County Planning Commission of an application for a variance to the side yard setback requirement to allow construction of a garage located at 33930 Dangberg Dr. Applicant: Holley APN: 023-171-014**

Chuck Beatty noted that the project is a new garage within the front setback.

Elizabeth Leeper commented that preliminary plans are included with the packet and final plans have been approved by KMA.

Beatty described that utility easement abandonment is required and an application is being processed by the County Surveyor.

Michael Sharp noted that KMPUD did not have any issues with utility easement abandonment.

Roger Trout stated that El Dorado County has a standard practice from the Tahoe basin of requiring hold harmless agreements for potential damage from snow removal.

MOTION: Zach Wood SECOND: Roger Trout to recommend to the Amador County Planning Department the front yard setback with the comment recommending a possible hold harmless agreement.

AYES: Wood, Beatty, Trout  
MOTION CARRIED

**ITEM 5: Review and possible recommendation to the Amador County Planning Commission of an application for a use permit to operate a youth camp located at 35002 Highway 88, ½ mile south of Highway 88 along Panther Creek Rd. Applicant: West Point Community Covenant Church APN: 024-090-001**

Chuck Beatty introduced the item which is within the ½ mile corridor of Highway 88. The camp was originally operated as a fire camp.

Zach Wood asked if the camp was subject to code enforcement. Roger Trout described that organized camp regulations can be an issue to be addressed by County Building Officials.

MOTION: Roger Trout SECOND: Zach Wood to recommend to the Amador County Planning Commission that the use permit is consistent with TC-TAC goals for Highway 88.

AYES: Wood, Beatty, Trout  
MOTION CARRIED

I. Adjourn

The meeting was adjourned at 11:25 a.m.



**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:**

Amador County Environmental Health Dept.	Amador County Surveying Dept.
Amador County Public Works Dept.	KMPUD
Amador County Building Dept.	Volcano Telephone Company
Amador County Counsel	

**DATE:** April 6, 2017

**FROM:** Amador County Planning Dept.

**PROJECT:** Request by George & Sharon Bensch for a variance from County Code Section 19.24.040 which requires a 25-foot front yard building setback, in order to allow construction of an enclosed garage, additional living space, and decks within 5 feet of the front property/right-of-way line. The proposed garage would be located approximately 30 feet from the edge of pavement of Fremont Road.

**LOCATION:** 33905 Fremont Road, Kirkwood, CA, (Lot 29, Kirkwood Meadows Unit 1) located approximately 650 feet west of the intersection with Kirkwood Meadows Drive. *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 driveway 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 local agencies for their review and comment. The application will be reviewed by the **Tri-County Technical Advisory Committee (TCTAC)** on **Friday, April 14, 2017 at 10:00 a.m.** at the **Kirkwood Meadows Public Utilities District Community Services Building on Loop Rd. in Kirkwood, California.**

The **Amador County Technical Advisory Committee** will review the proposed project application on **Wednesday, April 19, 2017 at 2:00 p.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: file



Sheldon Bidwell-Home Designer-CAD donebidslt@yahoo.com  
Jennifer Bidwell-Interior Designer jenannbidwell@gmail.com  
T. 530.600.2779 www.jenanndesigns.com  
1772 D Street Suite 9 South Lake Tahoe, Ca 96150  
Mailing-PO Box 9437 South Lake Tahoe, Ca 96158

PROJECT TITLE  
Bensch Kirkwood Addition

DATE March 28, 2017

CLIENT/LANDOWNER  
Sharon Bensch  
25050 No. Wild Hare Lane  
Acampo, Ca 95220  
209.986.2860  
sbensch@me.com

#### PURPOSE OF REQUEST

This letter will serve as a formal application for Variance 19.52.020 in which the adjustment will allow the addition of a new garage with living space above.

#### DESCRIPTION OF VARIANCE

This project is intended to add a garage and additional living space to an existing structure and give a covered entrance from the outside to the inside of the home. The existing structure already sits 10' over the 25' front set back on the property. The garage addition is designed to tie into the existing home, the front elevation will continue 24' to the left (from the street view). At the longest point the garage addition will sit 17' into the 25' front setback line, still sitting behind the 5' front setback line.

The new design and addition will upgrade all exterior siding and materials. The rustic, mountain design is visually pleasing and is comparative to many of the neighboring homes. The design has been approved through the Kirkwood Meadows Planning Committee for preliminary review on October 29, 2016.

RECEIVED  
Amador County

MAR 31 2017

PLANNING DEPARTMENT



Sheldon Bidwell-Home Designer-CAD donebidslt@yahoo.com  
Jennifer Bidwell-Interior Designer jenannbidwell@gmail.com  
T. 530.600.2779 www.jenanndesigns.com  
1772 D Street Suite 9 South Lake Tahoe, Ca 96150  
Mailing-PO Box 9437 South Lake Tahoe, Ca 96158

AMADOR COUNTY PLANNING DEPT.  
County Administration Center  
810 Court St  
Jackson, Ca 95642  
209.223.6380  
planning@amadorgov.org

DATE March 15, 2017

PROJECT TITLE  
Bensch Kirkwood Addition

CLIENT/LANDOWNER  
Sharon Bensch  
25050 No. Wild Hare Lane  
Acampo, Ca 95220  
209.481.6602  
gbensch@comcast.net

LETTER OF AUTHORIZATION TO REPRESENT FOR A VARIANCE

This letter is to authorize JA Designs to represent Greg Bensch in the application process for a variance request through Amador County.

Signature: 

Date: 03/16/2017 Sharon Bensch

RECEIVED  
Amador County  
MAR 31 2017  
PLANNING DEPARTMENT



Sheldon Bidwell-Home Designer-CAD donebidslt@yahoo.com  
Jennifer Bidwell-Interior Designer jenannbidwell@gmail.com  
T. 530.600.2779 www.jenanndesigns.com  
1772 D Street Suite 9 South Lake Tahoe, Ca 96150  
Mailing-PO Box 9437 South Lake Tahoe, Ca 96158

## ENVIRONMENTAL INFORMATION: WRITTEN PROJECT DESCRIPTION

PROJECT TITLE  
Bensch Kirkwood Addition

DATE March 28, 2017

CLIENT/LANDOWNER  
Sharon Bensch  
Lot 29, Kirkwood Meadows Unit No. 1  
APN: 026-172-014  
33905 Fremont Rd  
Amador County, Ca.  
Kirkwood Meadows Plan  
209.986.2860  
[sbensch@me.com](mailto:sbensch@me.com)  
Existing Zoning District: R-1/PD  
Existing General Plan: SPA

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: KMPUD new gas service to residence, proposed snow storage area.

1. **Site Size:** 12,789 Sq Ft.
2. **Square Footage of Existing Residence:** 2,367 Sq. Ft. **Square Footage of Proposed Residence:** 3,087 Sq. Ft.
3. **Number of Floor of Construction:** 2 Floors
4. **Amount of Off-street Parking Provided:** 2 car driveway.
5. **Source of Water:** KMPUD
6. **Method of Sewage Disposal:** KMPUD
7. **See Attached Plans**
8. **Proposed Scheduling of Project Construction:** Scheduled to start construction July 2017.
9. **Development of project will not be constructed in phases.**
10. **No projects Associated with the project.**
11. **Subdivision/Land Division Projects:** Not Applicable
12. This project is a single unit residential home. Range of sale price once complete \$950,000-\$115,000,000.
13. **Commercial Projects:** Not Applicable
14. **Industrial Projects:** Not Applicable
15. **Institutional Projects:** Not Applicable
16. **This Project requires a variance.** The existing structure already sits 10' over the 25' front set back on the property. The garage addition is designed to tie into the existing home, the front elevation will continue 24' to the left (from the street view). At the longest point the garage addition will sit 17' into the 25' front setback line, still sitting behind the 5' front setback line.
17. **-28. See Attached Additional Information Sheet.**

RECEIVED  
Amador County

MAR 31 2017

PLANNING DEPARTMENT

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

YES NO

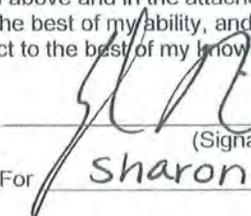
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

**ENVIRONMENTAL SETTING**

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

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

Date 3-28-17

  
(Signature)  
For Sharon Bensch

RECEIVED  
Anadarko County

MAR 31 2017

PLANNING DEPARTMENT



Sheldon Bidwell-Home Designer-CAD [donebidslt@yahoo.com](mailto:donebidslt@yahoo.com)  
Jennifer Bidwell-Interior Designer [jenannbidwell@gmail.com](mailto:jenannbidwell@gmail.com)  
T. 530.600.2779 [www.jenanndesigns.com](http://www.jenanndesigns.com)  
1772 D Street Suite 9 South Lake Tahoe, Ca 96150  
Mailing-PO Box 9437 South Lake Tahoe, Ca 96158

**29. Describe the project site as it exists before the project.**

The site is located on Lot 29, Kirkwood Meadows #1 @ 33905 Fremont Rd. in Amador County. The road is a public road with access to many surrounding residential properties. The topography of the site is sloped, the soil is stable and the plants and animals are native species. There is no cultural, historical, or scenic aspects to be considered on this property. There is an existing 2,367 Sq Ft. residential home with stained horizontal siding.

**30. Describe the surrounding Properties.**

The surrounding properties are all single family mountain homes. All surrounding properties are similar lot sizes. Most of the neighboring homes are visible from the property. The style of homes range from older mountain homes to newer, larger modern mountain homes. There are different species of pine trees in the area, specifically on this lot there are Fir Trees and Lodgepole Pines. This area is also inhabited by black bears, Northern Goshawks, yellow bellied marmots, pika, snow plants, Tahoe yellow Cress to name a few.

**31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc.**

None that the applicants are aware of on the property.

RECEIVED  
Amador County

MAR 31 2017

PLANNING DEPARTMENT

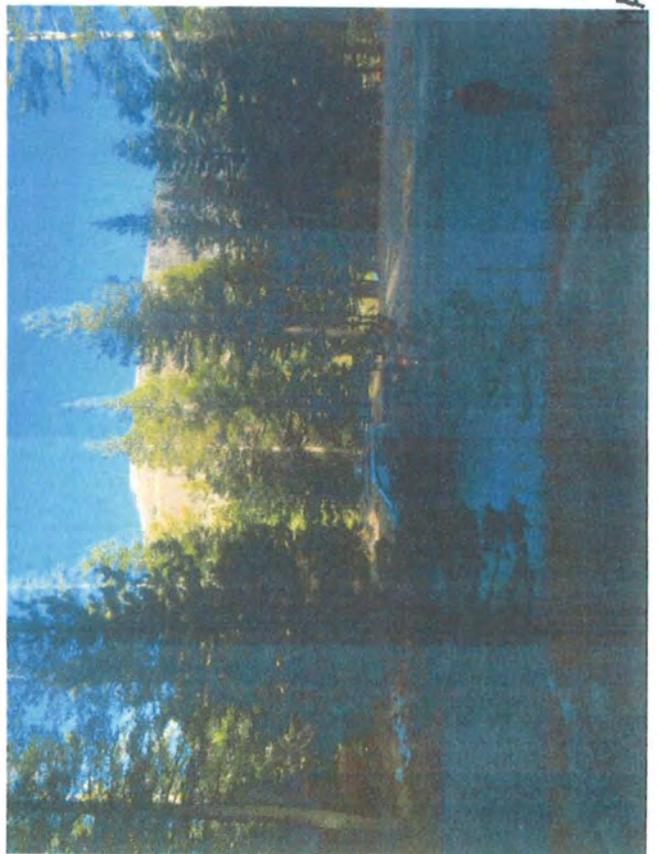
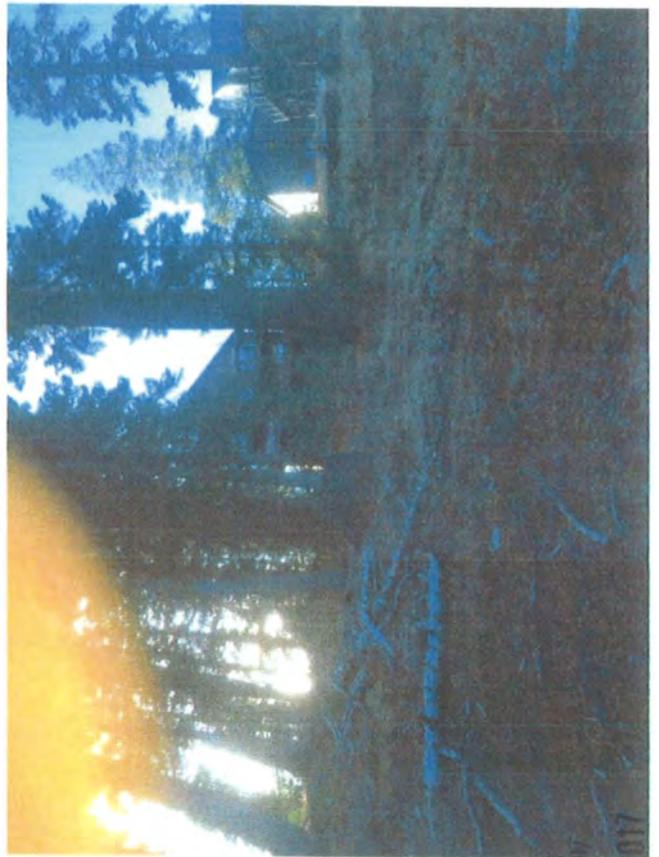
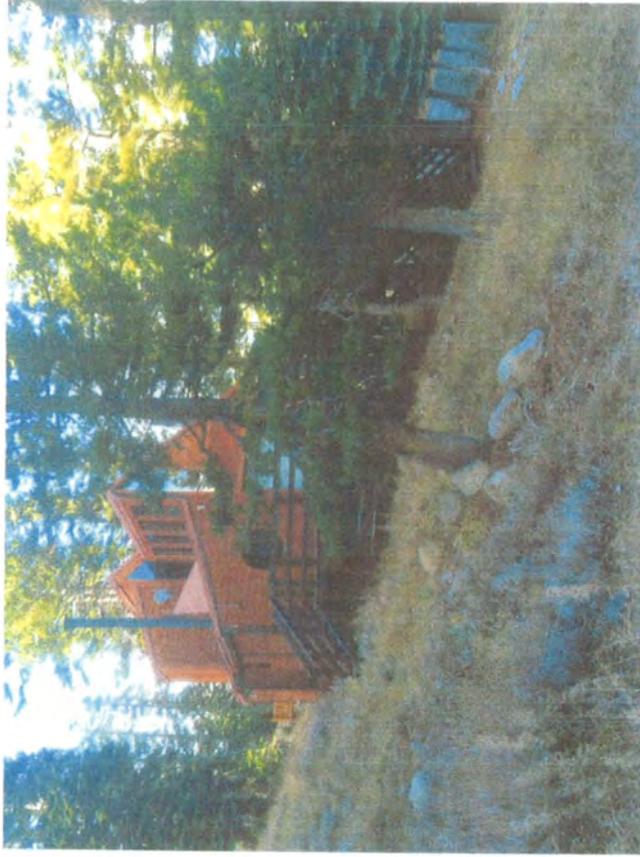


PROPOSED FRONT ELEVATION  
BENSCH-KIRKWOOD

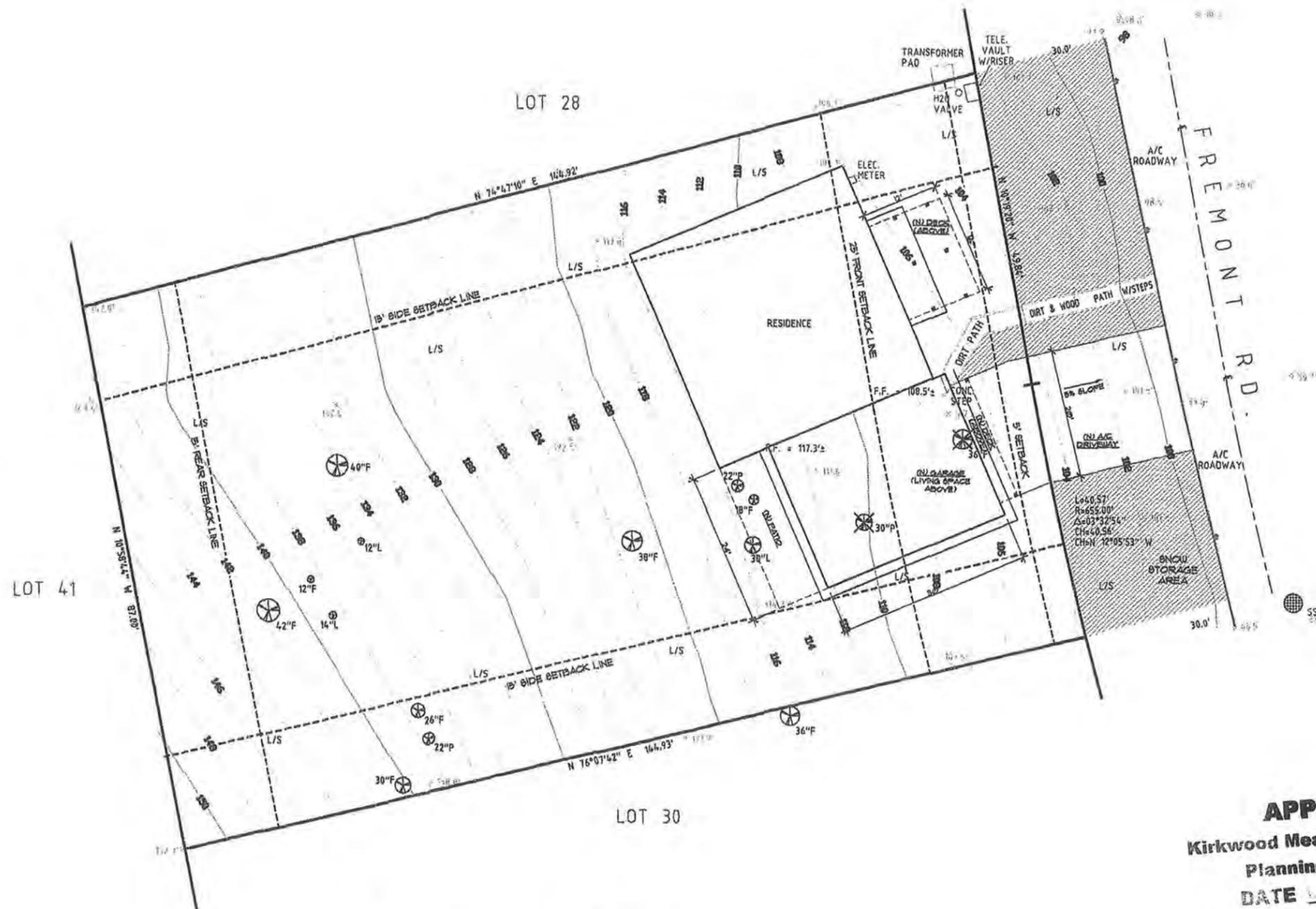
**APPROVED**  
Kirkwood Improvement Association

RECEIVED  
Anadior County  
MAR 31 2017  
PLANNING DEPARTMENT

Planning  
DATE 10/29/16  
Preliminary Review Only  
*Ben O'Neil*



RECEIVED  
Allegier County  
MAR 31 2017

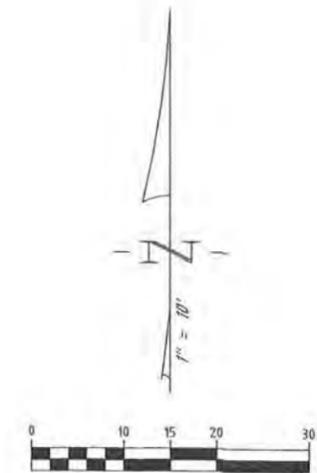
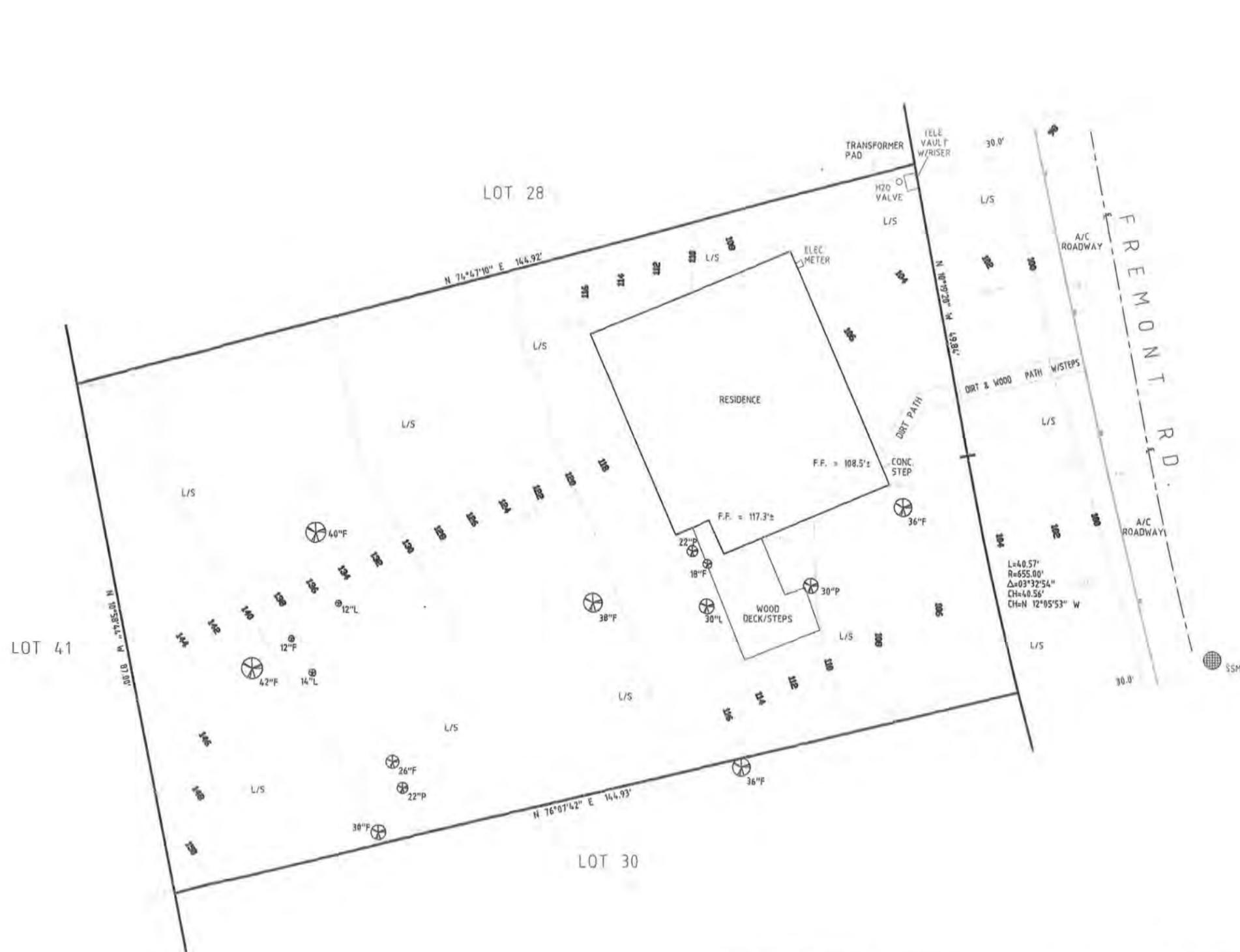


**PROPOSED SITE PLAN**  
SCALE: 1" = 10'

**APPROVED**  
Kirkwood Meadows Association  
Planning Committee  
DATE 10/29/16  
Preliminary Review  
Only  
Burr Odell

**PROPOSED SITE PLAN**

PROJECT FOR:  
**GREG BENSCH**  
53905 FREMONT ROAD  
KIRKWOOD, AMADOR CO. CA 95646  
APN: 026-172-014



**LEGEND**

- A/C ASPHALTIC CONCRETE
- F FIR TREE
- L LODGEPOLE PINE
- L/S LANDSCAPE/NATURAL GROUND
- SSMH SANITARY SEWER MANHOLE
- x77.7 SPOT ELEVATION
- EDGE OF PAVEMENT
- △ CONTROL POINT

**CLIENT & MAILING ADDRESS**

WILL McCULLOCH  
2459 ALMA AVE  
SOUTH LAKE TAHOE, CA 96150

LAND AREA  
12,789 SQUARE FEET

RECEIVED  
Amador County

MAR 31 2017

PLANNING DEPARTMENT

**NOTES**

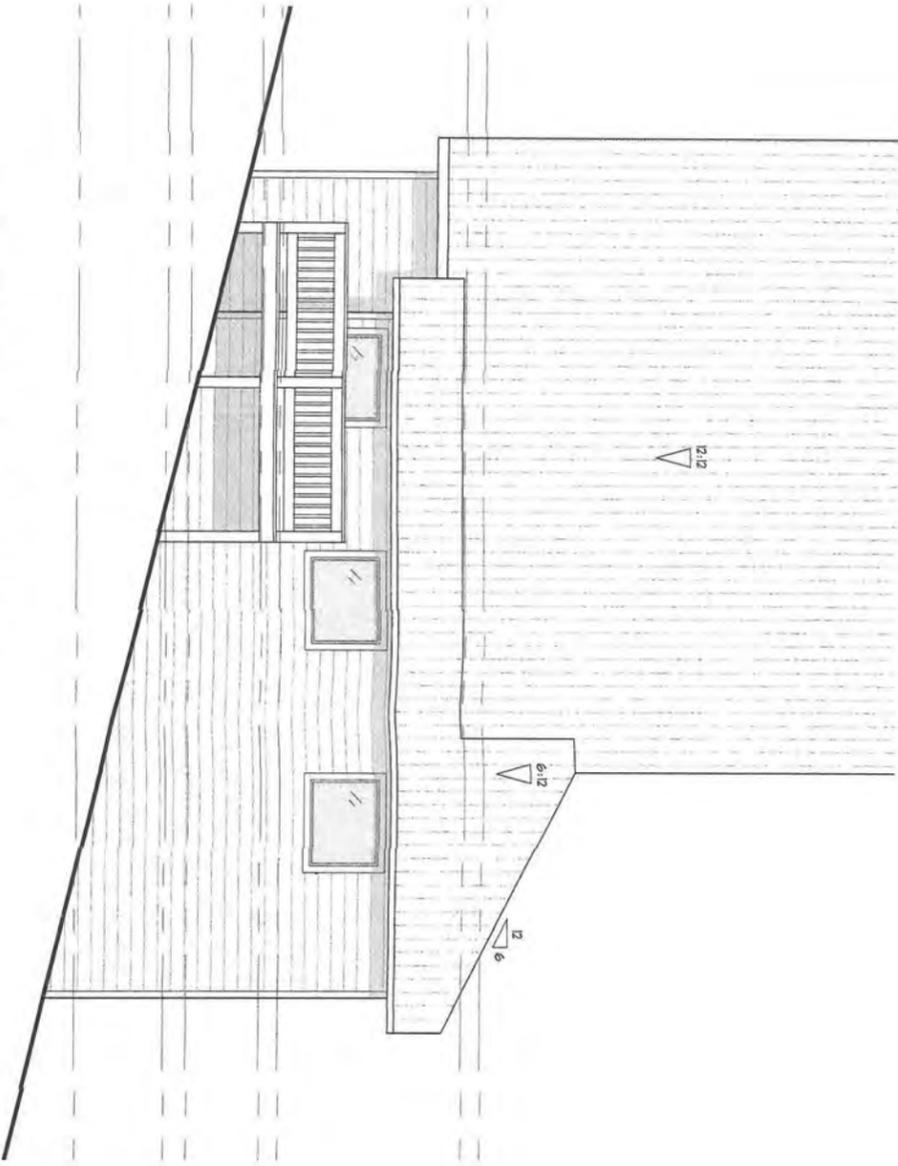
- THE PROPERTY LINE INFORMATION SHOWN HEREON IS FROM RECORD DATA AND DOES NOT REPRESENT A BOUNDARY SURVEY.
- THIS SURVEY HAS BEEN PREPARED WITHOUT USE OF A TITLE REPORT UNLESS REFERENCED HEREON.
- TURNER AND ASSOCIATES INC. ASSUMES NO RESPONSIBILITY FOR ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY
- PROPERTY OWNER AND/OR DESIGNER MUST VERIFY BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS BEFORE ANY DESIGN OR CONSTRUCTION.
- ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED

BENCH MARK		TOPOGRAPHIC SURVEY				DATE
NUMBER		LOT 29, KIRKWOOD MEADOWS UNIT NO. 1				JUNE 2016
ELEVATION	100.00'	APN 026-172-014, 33905 FREMONT RD.				SHEET 1 OF 1
DATUM	ASSUMED	AMADOR CO., CA				
DESCRIPTION	SET MAG NAIL IN A/C ROADWAY	SCALE	HORIZ. 1"=10'	VERT. 2' C.I.	FIELD	JOB NO. 16111
REVISION NO.	DATE	DESCRIPTION				CHECKED
						BY
						CHKD

TURNER AND ASSOCIATES, INC.  
SURVEYING

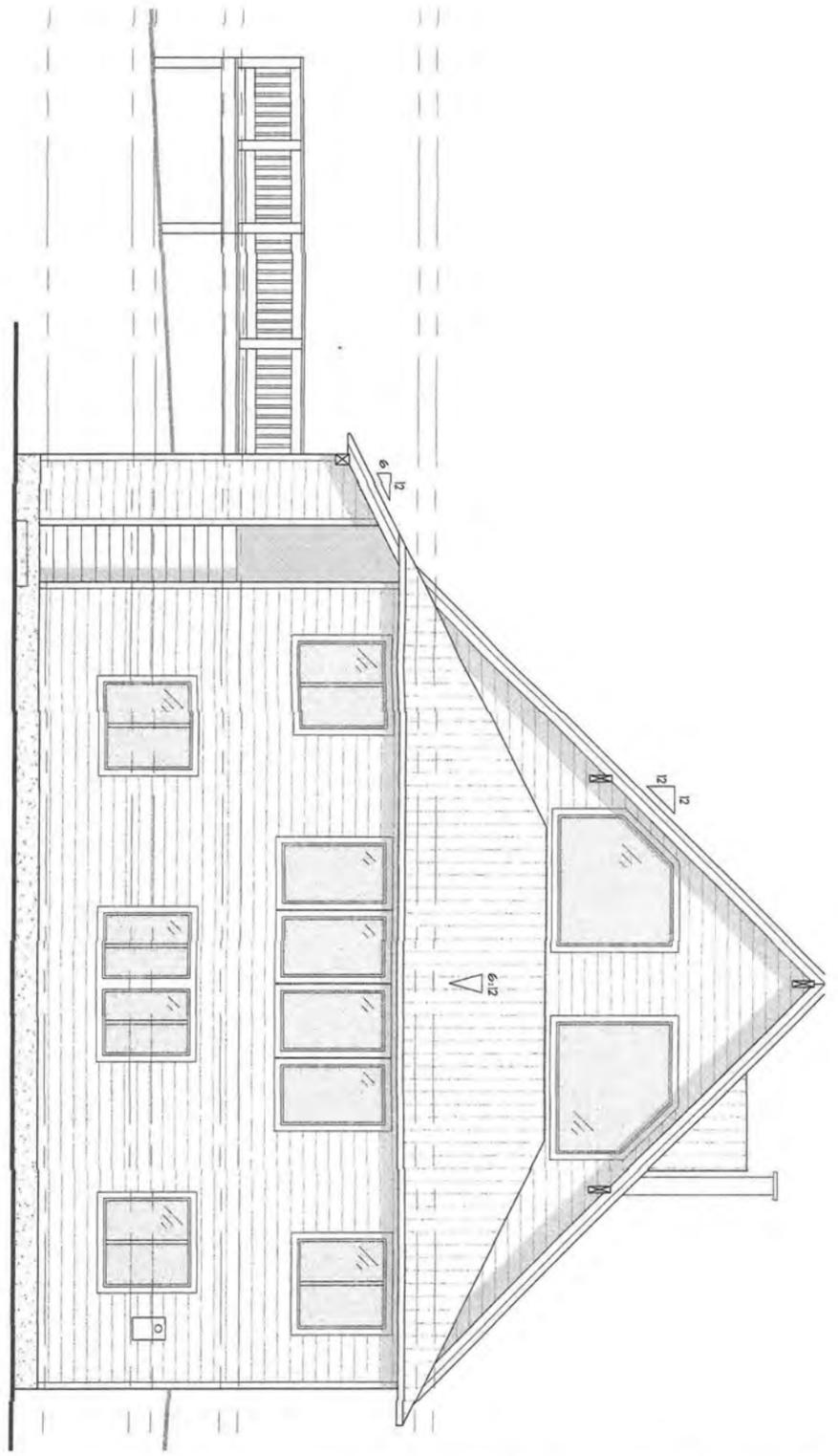
(775) 588-5658  
FAX (775) 588-9296  
10010 N. 177.85.01 N  
203 - ROUND HILL, NEVADA 89448  
- STATELINE, NEVADA 89449





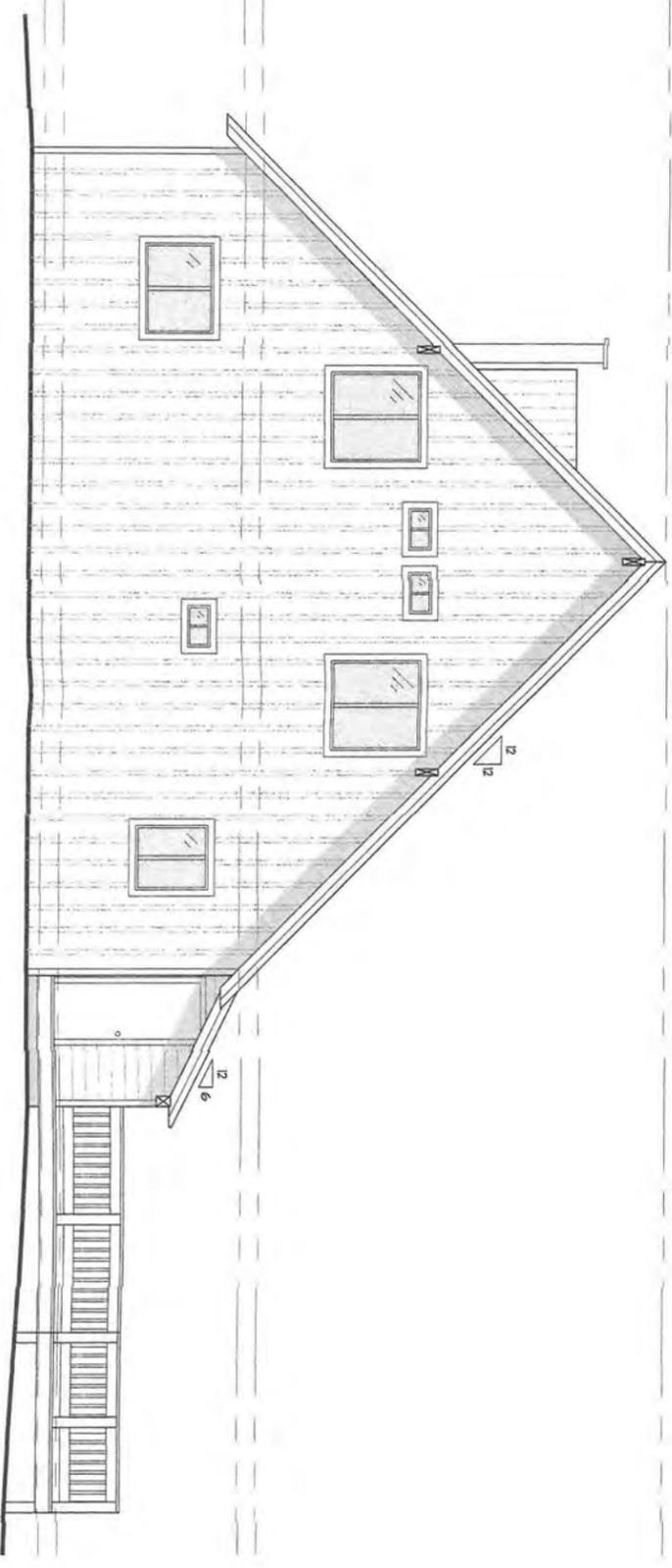
EXISTING LEFT ELEVATION

Scale 1/4"=1'-0"



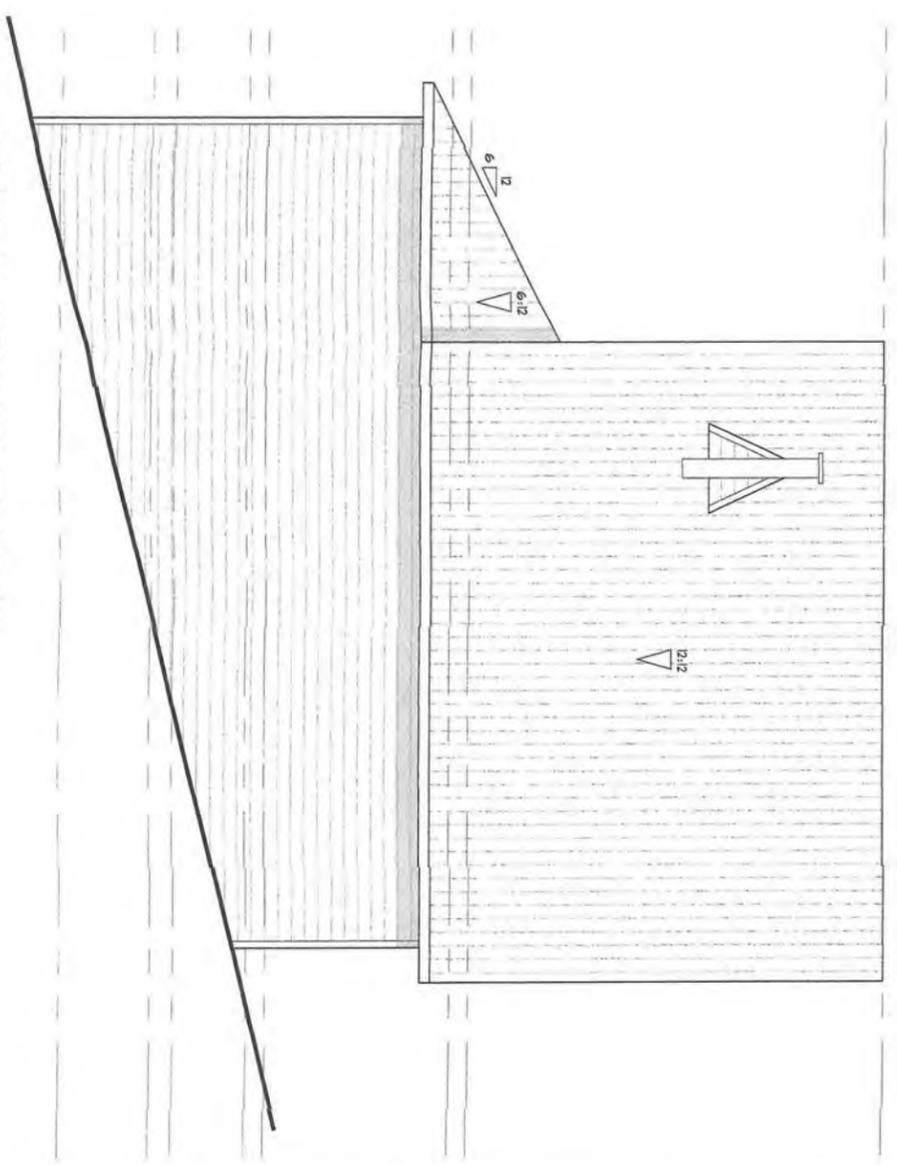
EXISTING FRONT ELEVATION

Scale 1/4"=1'-0"



EXISTING REAR ELEVATION

Scale 1/4"=1'-0"



PROPOSED FLOOR PLANS

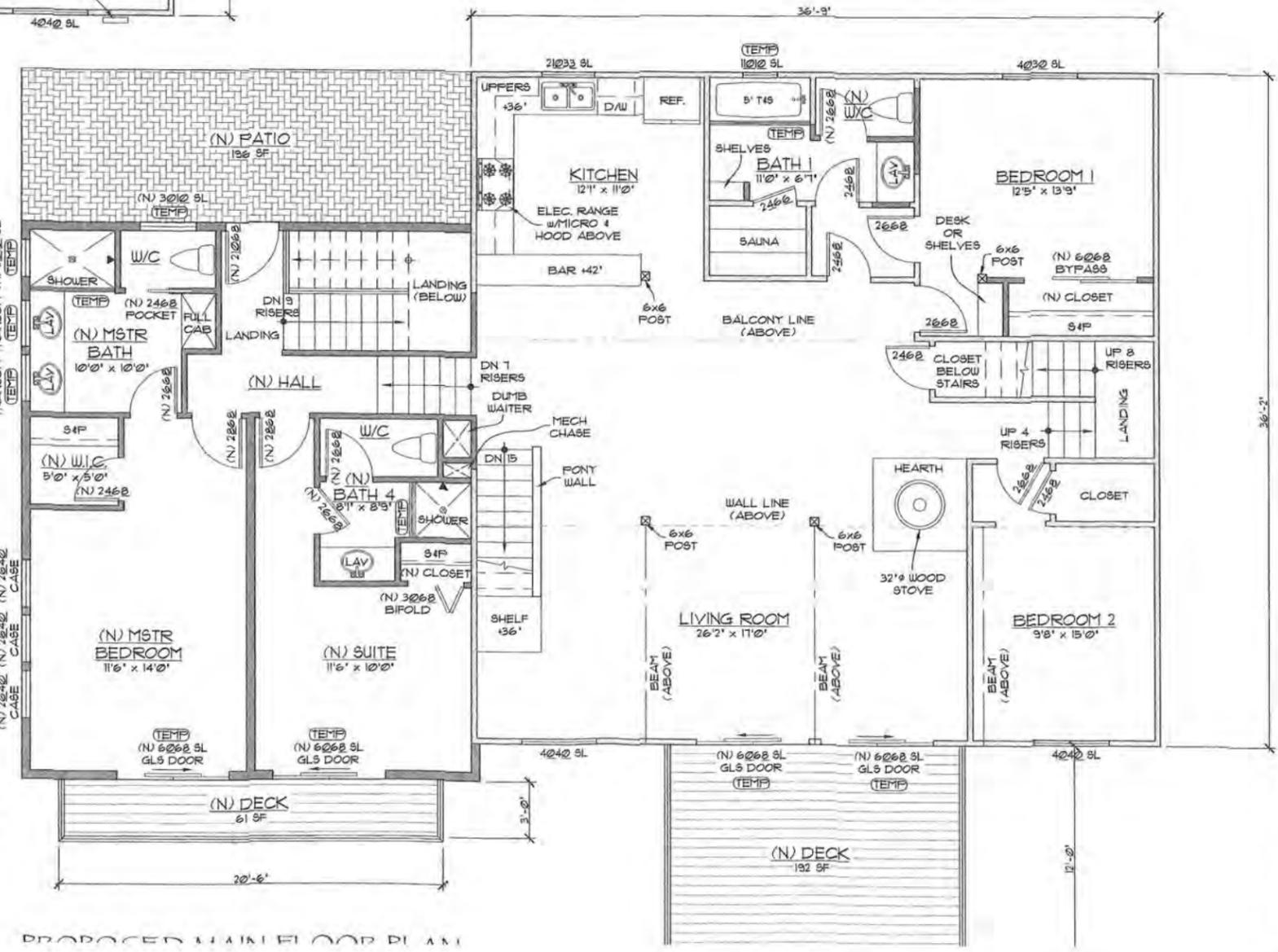
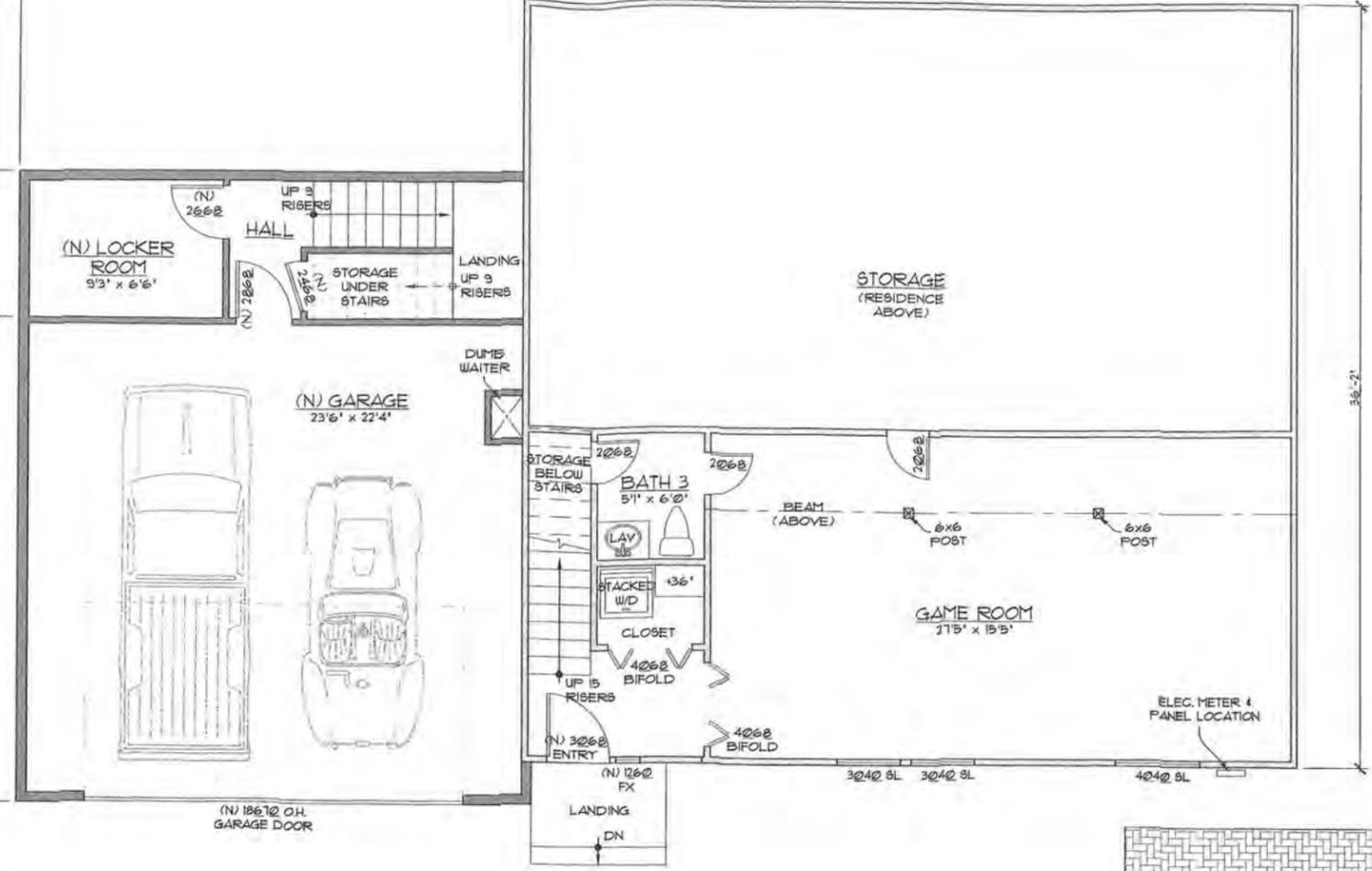
PROJECT FOR:  
**GREG BENSCH**  
 33905 FREMONT ROAD  
 KIRKWOOD, AMADOR CO. CA 95646  
 APN: 026-172-014

RECEIVED  
 Amador County  
**MAR 31 2011**  
 PLANNING DEPART.

JOB No: **SJB**  
 DRAWN BY:  
 CHECKED BY:  
 DATE PREPARED: 08/25/16  
 SCALE: AS NOTED  
 FILE:  
 DRAWING No:

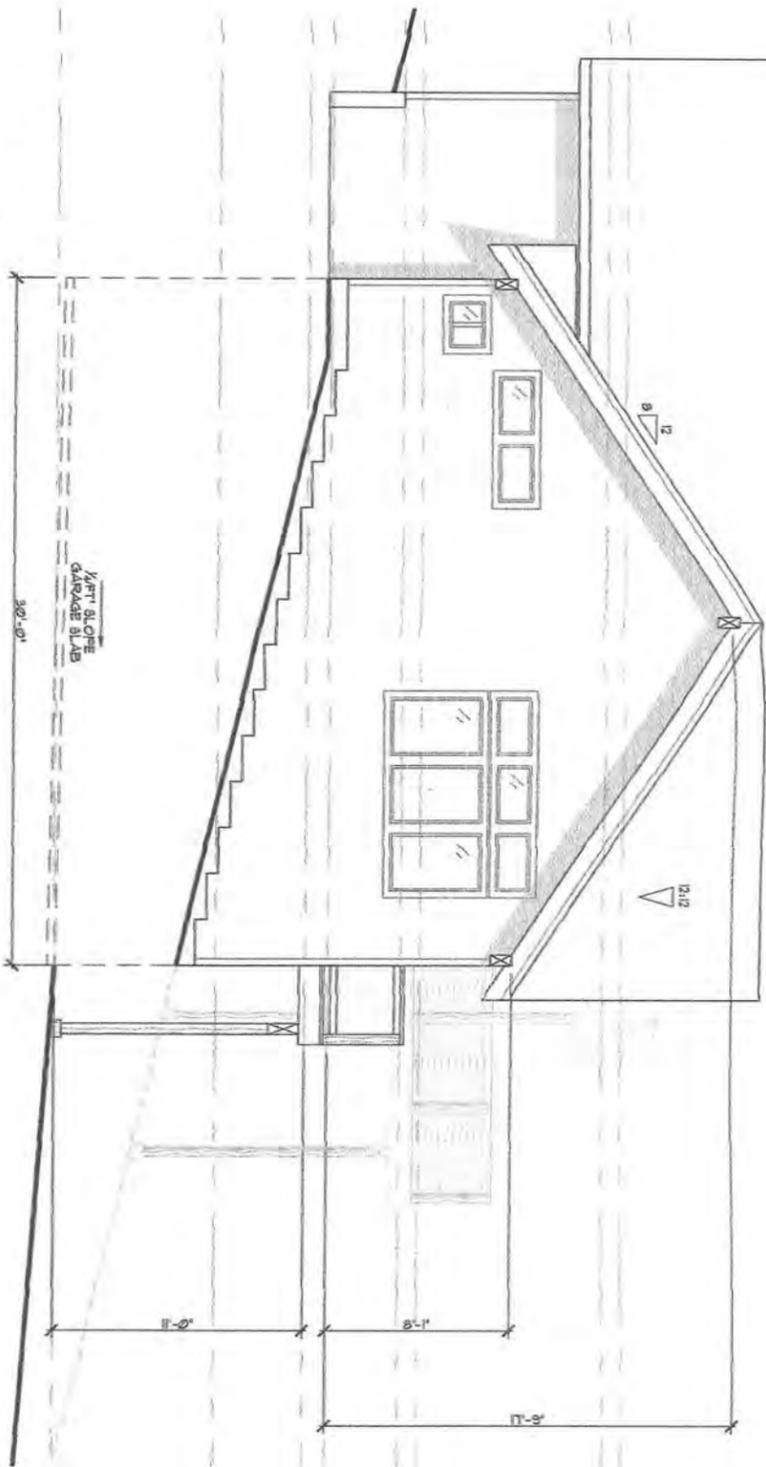
PROPOSED GARAGE FLOOR PLAN

Scale: 1/4"=1'-0"  
 (TEMP) = TEMPERED GLASS  
 [Line] = EXISTING WALLS  
 [Line] = NEW WALLS



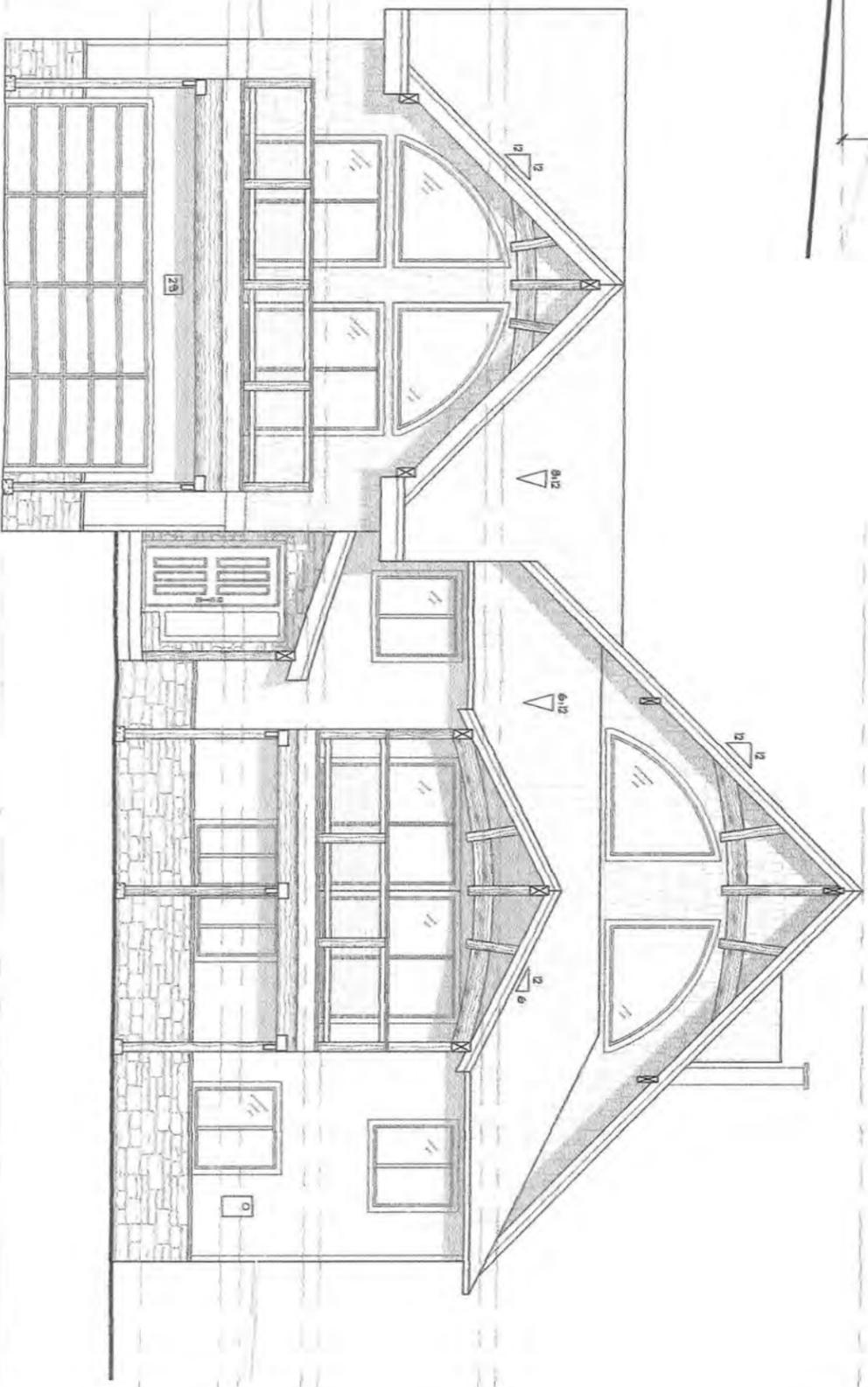
	EXISTING	CHANGE	PROPOSED
UPPER FLOOR:			
LIVING AREA	485 SF.	0 SF.	485 SF.
MAIN FLOOR:			
LIVING AREA	1,329 SF.	+170 SF.	2,049 SF.
BASEMENT FLOOR:			
LIVING AREA	553 SF.	0 SF.	553 SF.
TOTAL LIVING AREA:	2,367 SF.	+170 SF.	3,081 SF.

PROPOSED MAIN FLOOR PLAN

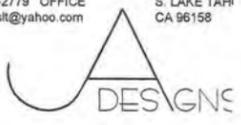


PROPOSED LEFT ELEVATION

Scale: 1/4"=1'-0"



P. O. BOX 943  
S. LAKE TAHOE  
CA 96158



SHeldon BIDWELL  
530-600-2779 OFFICE  
donebids1@yahoo.com

PROPOSED ELEVATIONS

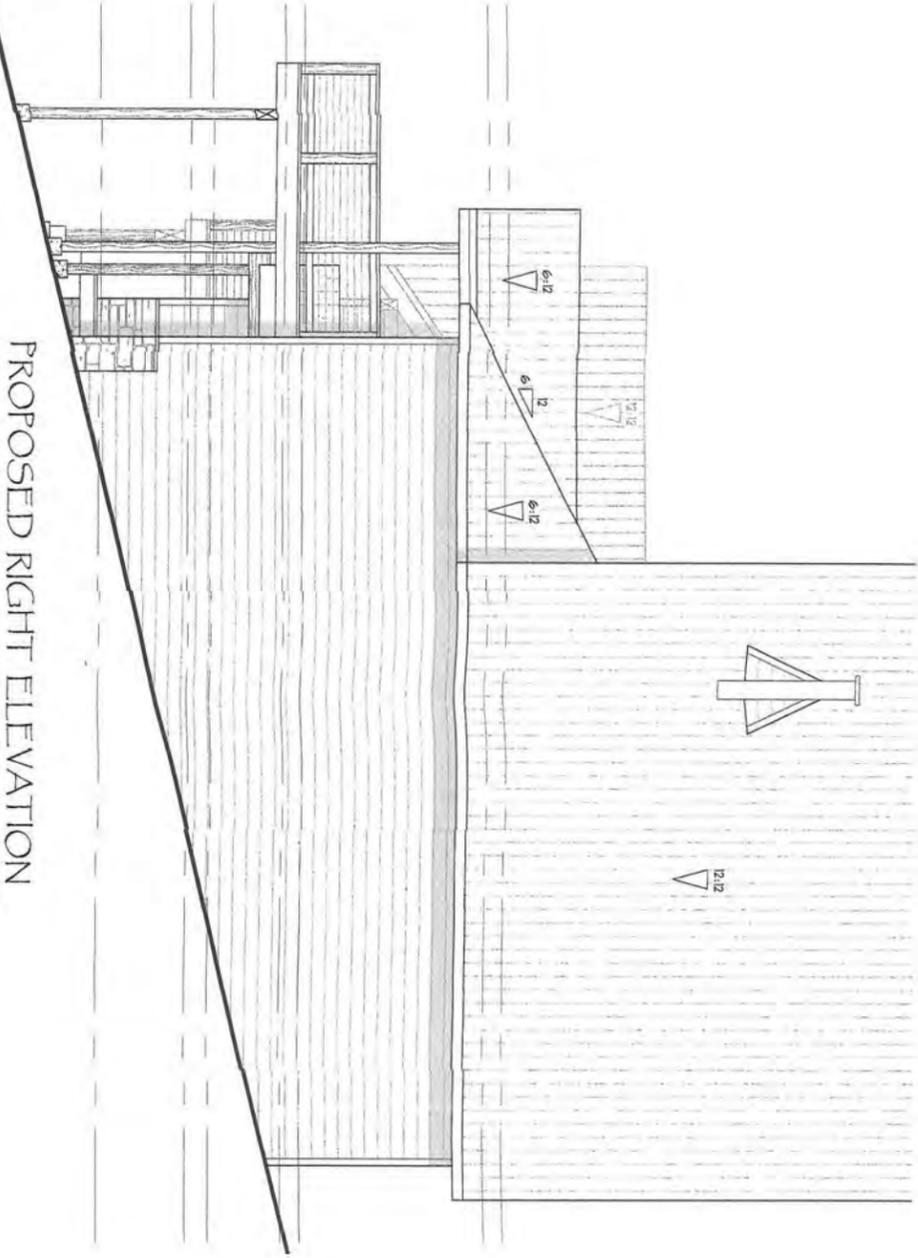
PROJECT FOR:  
**GREG BENSCH**  
33905 FREMONT ROAD  
KIRKWOOD, AMADOR CO. CA 95646  
APN: 026-172-014

REVISION:  
DATE: 03/31/2011  
DRAWN BY: SJB  
CHECKED BY: SJB  
DATE PREPARED: 08/25/16  
SCALE: AS NOTED

PLANNING DEPARTMENT  
MAY 31 2011

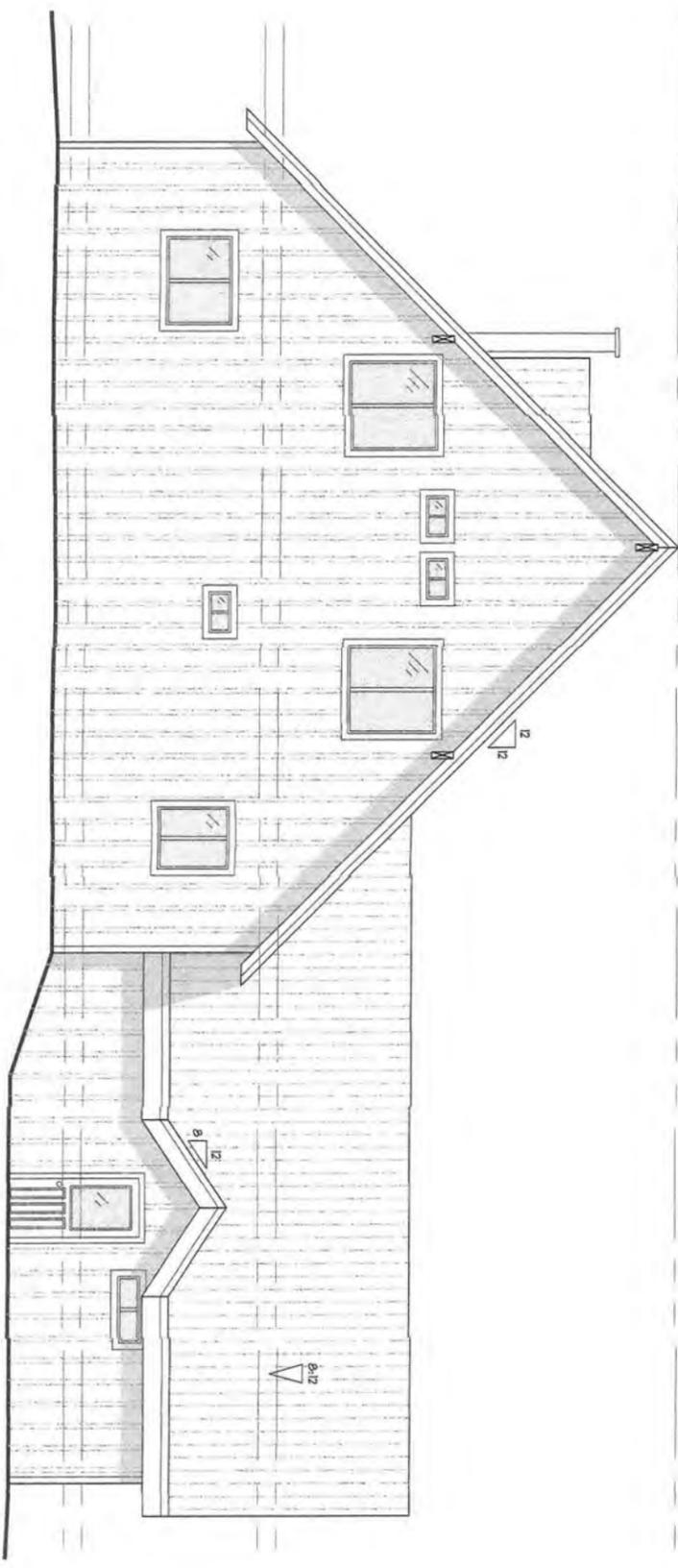
PROPOSED RIGHT ELEVATION

Scale: 1/4"=1'-0"



PROPOSED REAR ELEVATION

Scale: 1/4"=1'-0"



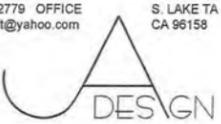
PROPOSED ELEVATIONS

PROJECT FOR:  
**GREG BENSCH**  
 33905 FREMONT ROAD  
 KIRKWOOD, AMADOR CO. CA 95646  
 APN: 026-172-014

DATE PREPARED: 08/25/16  
 SCALE: OS NOTED  
 FILE:  
 DRAWING NO.:

PLANNING DEPARTMENT

TITLE:  
 SHELDON BIDWELL  
 530-600-2779 OFFICE  
 donebidsit@yahoo.com



P.O. BOX 9  
 S. LAKE TA  
 CA 95158



May 16, 2017

Zach Wood  
Alpine County Planning Dept.  
50 Diamond Valley Rd.  
Markleeville, CA 96120

Dear Alpine County and TC-TAC Board:

We would like to request a permit for the felling of a hazardous tree. On May 15, 2017 a Lodgepole Pine located in the Lower Red Cliff's parking lot was discovered to have a crack from the base of the tree extending 5 feet in height and partially wrapping around the trunk. The tree was in imminent danger of falling onto Kirkwood Meadows Drive and the parking lot and potentially causing injuries and vehicle damage, and blocking road access. The attached photos show the exterior crack and inside decay of the tree.

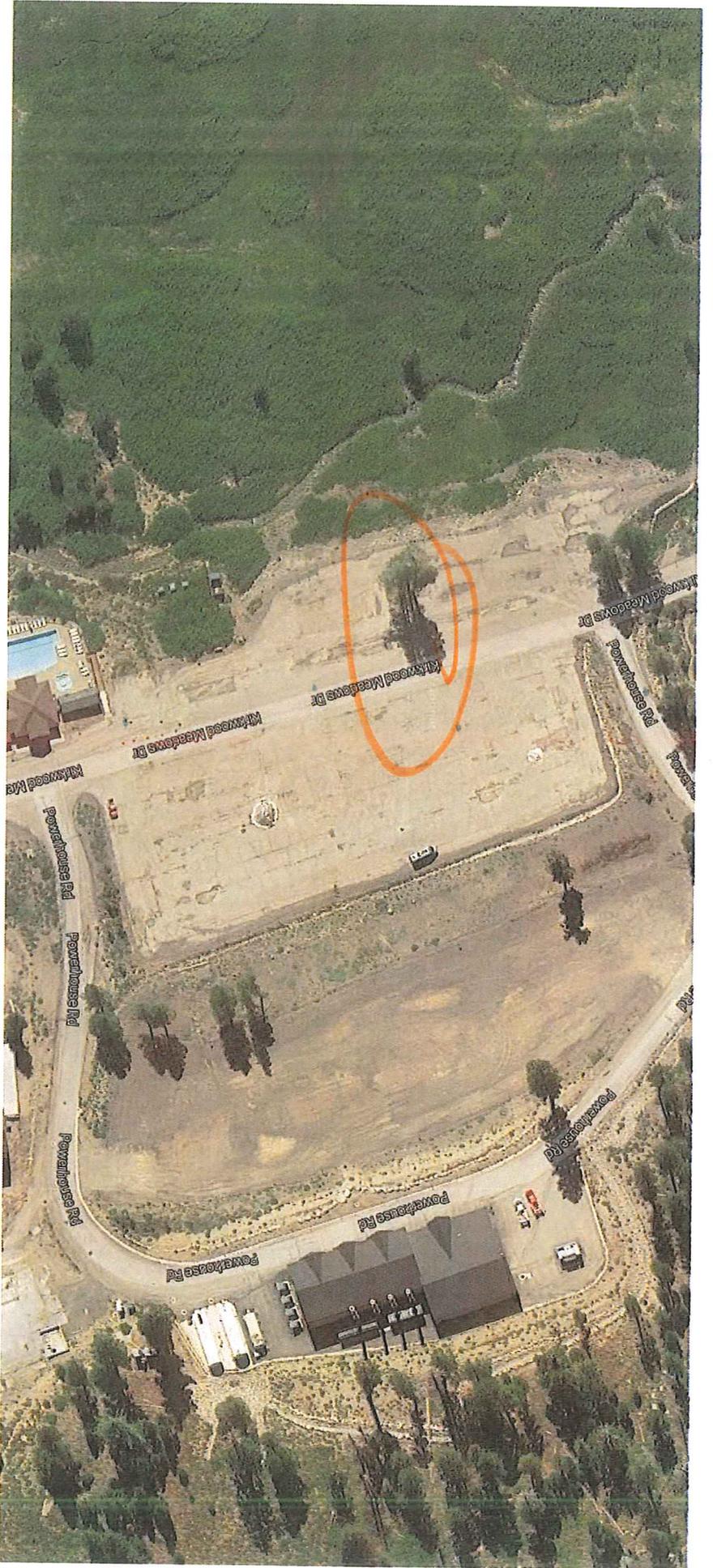
We felt we needed to act immediately to prevent any issues as outlined above.

Lodgepole Pine  
31" DBH  
90 feet in length  
APN: 006-010-102

Sincerely,

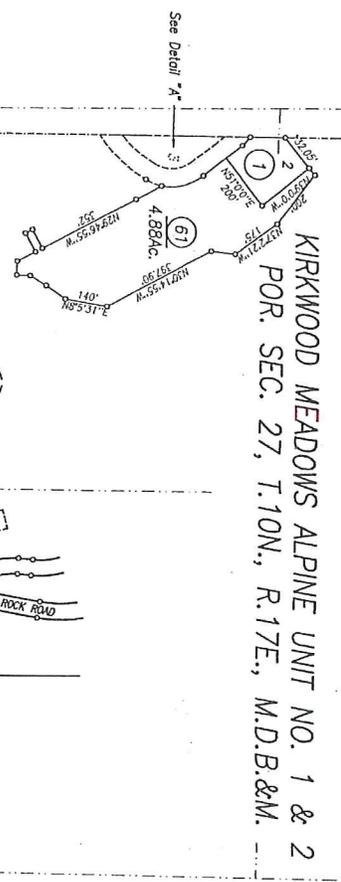
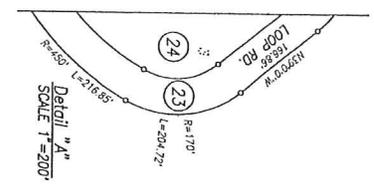
A handwritten signature in blue ink, appearing to read "Tom Fortune".

Tom Fortune  
Sr. Director of Mountain Operations  
Kirkwood Mountain Resort  
209-258-7232



Latitude: 38.686492919921875

Longitude: -120.06694793701172

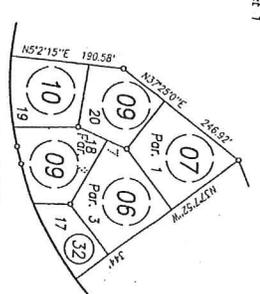
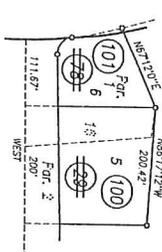
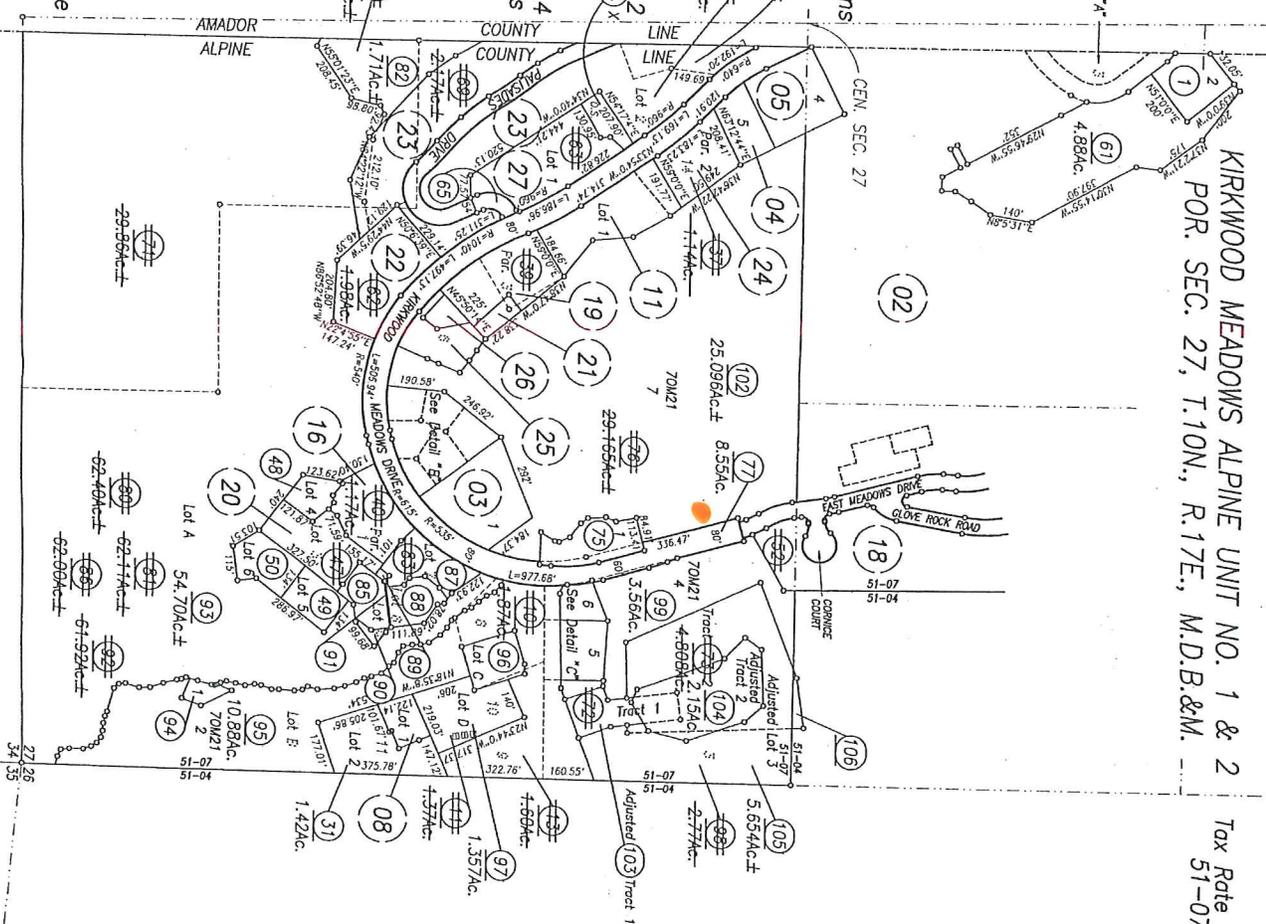


KIRKWOOD MEADOWS ALPINE UNIT NO. 1 & 2  
 POR. SEC. 27, T.10N., R.17E., M.D.B.&M.

Tax Rate Area  
 51-07

6-01

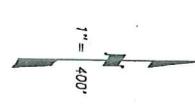
- O.D. 2010000519, LLA FOR KMPUD
- O.D. 2009000583, Timber Ridge Condominiums
- O.M. Bk. 7, Pg. 39, Final Map Timber Ridge Meadows a Condominium Project
- O.D. 2009000047, Correction Deed
- O.M. Bk. 1, Pg. 21, Kirkwood Village East Unit 1 phase 1
- O.D. 2008000489, Lot Line Adjustment
- S.M. Bk. 7, Pg. 5, LLA for Expedition Lodge
- S.M. Bk. 6, Pg. 2, The Palisades Unit No. 5
- O.M. Bk. 6, Pg. 63, Kirkwood Village West No. 2
- O.M. Bk. 6, Pg. 57, Coples View Estates
- O.M. Bk. 6, Pg. 39, Meadow Stone Unit No. 4
- P.M. Bk. 6, Pg. 23, The Palisades Unit No. 2
- P.M. Bk. 6, Pg. 17, Kirkwood Meadows Alp. No. 4
- S.M. Bk. 6, Pg. 6, Meadow Stone Lodge Condos
- S.M. Bk. 5, Pg. 8, The Sentinels At Kirkwood
- O.M. Bk. 5, Pg. 3, The Palisades Unit No. 3
- O.M. Bk. 4, Pg. 189, The Palisades Unit No. 2
- O.M. Bk. 4, Pg. 181, The Palisades Unit No. 1
- S.M. Bk. 4, Pg. 162, Snowcrest Condos
- S.M. Bk. 4, Pg. 104, The Mountain Club
- P.M. Bk. 4, Pg. 97, Juniper Ridge
- P.M. Bk. 4, Pg. 91, Kirkwood Village West
- P.M. Bk. 4, Pg. 72, Amended Parcel Map
- O.M. Bk. 4, Pg. 37, The Lodge Condo Plan
- P.M. Bk. 4, Pg. 35, The Lodge at Kirkwood
- O.M. Bk. 2, Pg. 56
- O.M. Bk. 2, Pg. 50
- O.M. Bk. 2, Pg. 25, Whisky Run Condos
- P.M. Bk. 1, Pg. 82-131, Kirkwood Towers No. 1
- P.M. Bk. 1, Pg. 80-112
- P.M. Bk. 1, Pg. 79-109
- P.M. Bk. 1, Pg. 73-57, Kirkwood Meadows Alpine
- R.S. Bk. 1, Pg. 69-27, Kirkwood Meadows Inc.



NOTE: ALL INFORMATION SHOWN IN ASSASSOR PARCEL MAP OR ASSASSOR'S OFFICE USE AND DO NOT NECESSARILY REFLECT THE ACTUAL LOTS THIS MAP MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.

Alpine County Assessor's Map  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles.

DRAWN BY	D. O'CONNOR	CREATED	12-1-1995
REDRAWN	D. O'CONNOR	REVENSED	6-23-2011
FILE NAME	BK69P1-JL1	EFFECTIVE	11/12
		ROLL	
Compiled By Alpine County Assessor's Office			





Search

Property Detail

Transaction History

Supplemental Tax Estimator

Recent Sales

Property Reports

Donald O' Connor , County Assessor

**General Information**

APN: 006-010-102-0

Add to Cart

Situs Address:

CA  
 Mailing Address:  
 390 INTERLOCKEN CRESCENT 100  
 BROOMFIELD CO 80021

Legal Description:  
 LOT 7 OF DOCUMENT 2008000469

Use Type:  
 VACANT

Tax Rate Area:  
 051-007

**Assessment**

Year Assd: 2016

Land: \$212,207

Structure(s):

Other:

Total Land and Improv: \$212,207

HO Exempt?: N

Exemption Amt:

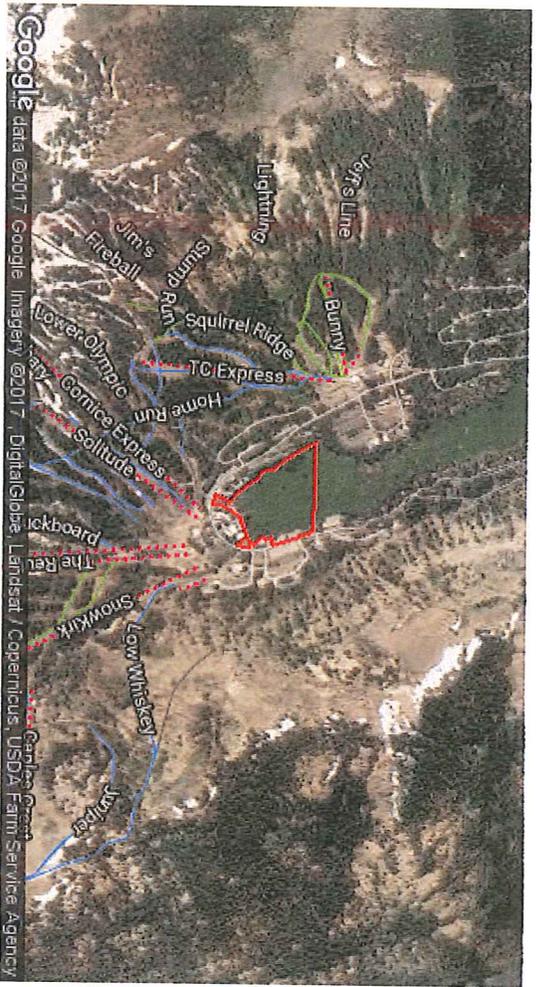
**Recent Sale History**

Recording Date: 04/17/2012

Document #: 000235

Transfer Amount:

View More History



Natural Hazard Package

Learn more

Property Reports

Add to Cart

\$ 19.95

