

April 27, 2015
Via email



KIRKWOOD MEADOWS
PUBLIC UTILITY DISTRICT

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Re: **Kirkwood Specific Plan Amendment and Rezone – School Site Parking Lot**

Dear Tri-County Technical Advisory Committee Members:

Please accept this as further correspondence and request for clarification from the Kirkwood Meadows Public Utility District (District) regarding Village East, LLC's proposed Specific Plan Amendment and Rezone to allow for a parking lot at the currently zoned school site at Kirkwood.

At the Tri-County Technical Advisory Committee (TC-TAC) meeting held on April 10, 2015 the Committee heard many questions raised by Kirkwood community members, but it was left unclear as to who and when these questions would be answered. The District has been fielding many information requests asking if these questions will be addressed. It would be beneficial if TC-TAC could answer these questions and at least provide a timeline or framework on dealing with public review at the next meeting scheduled for Friday, May 8th. As an ex-officio member of the Committee, the District would like to understand how the many issues raised will be addressed by TC-TAC.

The Committee divided the proposal into two parts, the zoning change request and the actual construction aspects that would be handled under a separate proposal.

As far as the zoning change, the Committee wanted to insure that the application is complete, while leaving the decision making process to the Amador Planning Commission and the Amador Board of Supervisors. Please confirm that TC-TAC will not only make sure that the application is complete, but will also make a recommendation as to the appropriateness of this proposal. Attached is the TC-TAC formation document which states that the purpose of this Committee is to "develop and implement a cooperative and integrated program of land-use regulation for the Planning Area in order that the unique aesthetic attributes of the Planning Area shall be preserved and strengthened". Given this stated purpose, it is important that the Committee address the land use issues raised and recommend whether the proposal conforms to the existing Specific Plan and Master Parking Plan, and whether the proposal is consistent with Kirkwood's "unique aesthetic attributes".

The District has significant concerns and needs to understand how these concerns will be resolved, including:

1. The number of parking spaces proposed will, at times, create a volume of auto and pedestrian traffic on the north leg of Loop Road that will prevent emergency vehicles from responding quickly to emergency calls. Existing parking lots already prevent use of the south leg of Loop Road when skier traffic is present; the proposal will at times completely block emergency traffic from moving quickly from the District's firehouse and onto Kirkwood Meadows Drive.
2. The parking lot location will cause more cars and people to be walking and driving very close to the District's main propane tanks, dispensing equipment, the District's emergency diesel fuel tank and the Wastewater Treatment Plant. How will this significant safety and security problem be addressed?
3. The District is concerned about additional parking lot runoff draining into the meadow, and ultimately into the groundwater supply. There may be ways to mitigate this risk, but the current proposal provides no indication of mitigation nor even acknowledgment that the risk exists.

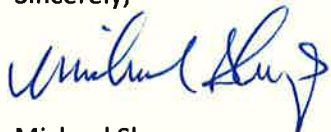
Additionally, the District recommends the 2001 Master Parking Plan, referenced as the governing document for parking in Chapter 5 of the Kirkwood Specific Plan, be reviewed to insure that the guidelines set forth are being followed.

At the close of the April 10th meeting TC-TAC requested from the proponent: 1) a broader aerial view of the site (north and east), likely in two maps to preserve the scale, showing all of Loop Road (Firehouse ingress and egress) and East Meadows; 2) a Metes and Bounds description for alignment and an affinity map showing tree locations and other descriptions of the 2-acre site made as an overlay to the map(s); and 3) to provide alternative solutions and a justification of the project. The District supports and appreciates these requests.

In summary the District asks that in reviewing the proposed project, the Committee consider all safety issues raised and adherence to the planning documents that govern development within Kirkwood.

Please let me know if you have any questions on the above comments.

Sincerely,



Michael Sharp
General Manager

Attachment: TC-TAC Formation Document

cc: KMPUD Board of Directors
Terry Woodrow
Lynn Morgan
Brian Peters
Susan Grijalva
Casey Blann
Nate Whaley
Parking Committee