



MEMORANDUM
COMMUNITY DEVELOPMENT/RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

TO: Board of Supervisors DATE: April 19, 2016

FROM: Michael J. Johnson, AICP
Agency Director

BY: Paul Thompson, Assistant Agency Director-Tahoe

SUBJECT: Update – Tahoe Area Projects

ACTION REQUESTED

1. Receive an update on various Tahoe Area Projects. No Board action is required.

PROPOSED PROJECTS IN SQUAW VALLEY AND ALPINE MEADOWS AREA

Alpine Sierra Subdivision

The applicant proposes a residential subdivision for up to 33 single-family detached residences and 14 attached single-family residences in half-plex configuration on an undeveloped 46-acre site in the Alpine Meadows area. The project would include a single point of access from Alpine Meadows Road.

Status: The first Administrative Draft Environmental Impact Report (EIR) has been reviewed by County staff, and the Draft EIR is tentatively scheduled to be circulated for public review in Summer 2016. There has been no change since the January Board update.

Palisades at Squaw Valley

The applicant proposes a residential development of 63 units that includes a mix of single-family and half-plex units on an unimproved 19.9-acre site located on the north side of Squaw Valley Road just west of Highway 89.

Status: The Administrative Draft EIR for the project is currently being prepared, and it is anticipated that the Draft EIR will be available for public review in Spring 2016. There has been no change since the January Board update.

Resort at Squaw Creek – Phase 2A

A Design/Site Review application has been submitted for the Resort at Squaw Creek Phase 2A, which includes 18 condominiums in three low-rise buildings adjacent to the golf course. The project includes associated surface-parking and infrastructure. Phase 2 was first contemplated as part of the original Resort at Squaw Creek EIR, which was certified and approved by the Board of Supervisors in 1985. Phase 1 included the 405 resort condominium units in a nine-story building, 48 single family dwellings, 42,000 square feet of commercial space, an 18-hole golf course and ski lift amenities; much of which has been developed and exists today. The Phase 2 project proposal included 409 condominiums in a mid-rise building and a parking structure. The project was modified in 1990 to primarily separate out 32 condominiums in three low-rise buildings and to re-evaluate traffic and parking management. The revised Phase 2 project was approved as part of an addendum to the original Resort at Squaw Creek EIR. In 2007, the Phase 2 project was further broken out into three sub-phases. Phase 2A includes the condominiums in the three low-rise buildings, Phase 2B includes a significant portion of the condominiums in a high-rise building and the parking structure, and Phase 2C includes the remainder of the condominiums in the high-rise building. Final Maps with Subdivision Improvement Agreements (SIA),

which secured the entitlements for the now phased project, were recorded in 2007. The SIA associated with Phase 2A has a deadline of November 2016 for infrastructure to be constructed.

As currently proposed, Phase 2A has a reduced number of condominium units (reduced from 32 to 18 units) but retains the same number of bedrooms.

Status: A Design/Site Review application was submitted by the applicant in December 2015. The project was presented to, and approved by the Squaw Valley Design Review Committee on February 4, 2016. The project was also presented to the Squaw Valley MAC as an information item in February. As there is a long history and extensive set of Conditions of Approval associated with this project, the Development Review Committee continues to work with the applicant to identify the applicable Conditions of Approval and environmental mitigations, as well as the information necessary to satisfy these requirements. New Improvement plans are required as part of this review. Because of the impending November 2016 Subdivision Improvement Agreement deadline for permitting to be secured and construction to be completed, the applicant is contemplating a one to two year extension of the Subdivision Improvement Agreement until Fall 2017.

Alpine Meadow / Squaw Valley Base-to-Base Gondola

The applicant proposes to install a series of eight-passenger gondolas connecting the Alpine Meadows and Squaw Valley ski areas; base terminals would be located between the Roundhouse Express and Hot Wheels chair at Alpine Meadows and between the KT-22 and Squaw One Express lifts at Squaw Valley. The gondola proposes two angle-stations: one at the *Saddle Trail* ridgeline at Squaw (Squaw Valley Mid-Station") and another on private lands near *The Buttress* on the Alpine side ((Alpine Meadows Mid-Station). Lift segments associated with each of the mid-stations have the ability to run independent of one another and therefore function as ski lifts. Furthermore, skiers will have the ability to load and unload at each mid-station. No new ski terrain is created with the gondola, but increased and improved access to existing skiable terrain results. Eight Gazex avalanche exploders are also proposed near the Alpine Meadows Mid-Station. The gondola would cross private lands (i.e., Squaw Valley Ski Holdings and Caldwell LLC) and public lands operated by the National Forest System. Because the proposed gondola would be located very close to, and within view of, the Granite Chief Wilderness Area, the United States Forest Service has required the preparation of an Environmental Impact Statement for the project. The County requirements for this project include the preparation of a Focused EIR and consideration, a Conditional Use Permit and a General Plan Amendment to the Squaw Valley General Plan.

Status: The Placer County kickoff meeting was held on February 24, 2016. Discussion of whether or not this project is a traffic inducer (i.e., an attraction or draw for additional day skiers) or amenity (i.e., a mode of transportation between the two resorts) emerged as a priority topic that warrants further discussion and analysis. A follow up meeting with the USFS, the applicant and consultants was held on March 31, 2016. During this meeting the applicant confirmed that one goal of the project is to increase "destination visitor" visitation to both resorts. Staff continues to work with all parties to collect, analyze and model data to quantify the potential increase of visitation (whether destination visitors or season pass holders) and the associated environmental impacts.

Although the EIR and EIS will be separate documents, in order to better serve the public, Placer County and the USFS have agreed to hold joint Scoping meetings. Two meetings (afternoon and evening) will be held on May 9, 2016 at the Resort at Squaw Creek. The anticipated release date for the Notice of Preparation is April 20, 2016.

White Wolf Subdivision Pre-Development

The applicant proposes to create a 38-lot subdivision on a 44-acre property situated one-half mile north of the Alpine Meadows Ski Resort in the Alpine Meadows area. The proposed project includes 38 single-family residential units (parcels .5 to 1.5 acres in size), a clubhouse/lodge, a chairlift, and seasonal recreational facilities including tennis courts and equestrian facilities.

Status: There has been no change since the January Board update. On December 15, 2015, the County held a Pre-Development meeting with the project applicant to discuss the proposal and processing requirements. At the meeting, both staff and applicant agreed that the project would require the preparation of an Environmental Impact Report. The applicant has made its EIR consultant selection and is in the process of preparing a formal application submittal. The proposal will require an amendment to the Alpine Meadows General Plan, a Rezone, Major Subdivision, and Conditional Use Permit.

PlumpJack Squaw Valley Inn

The applicant proposes demolition of the existing PlumpJack Squaw Valley Inn and conference center buildings and replacing those buildings with a new hotel building, underground parking garage, a three-story residential building, a four-story residential building, and a new pool and outdoor eating area on a 3.2-acre parcel located at 1920 Squaw Valley Road in Squaw Valley.

Status: The County has commenced the preparation of an EIR for the project. The Administrative Draft EIR was received on March 30, 2016 and is currently being reviewed by staff. It is anticipated that the Draft EIR for the project will be ready for public review in late Spring.

Squaw Valley Olympic Museum and Winter Sports Heritage Center

The applicant proposes to construct a new 15,000 square feet public museum and heritage center at the existing Squaw Valley Community Park located at the southwest corner of Highway 89 and Squaw Valley Road. The facility will house a main exhibit hall, multi-purpose theater, archive facility, catering kitchen, offices and book store.

Status: There has been no change since the January Board update. On January 12, 2016, the County held a Pre-Development meeting with the project applicant to discuss the proposal and processing requirements. The applicant, Squaw Valley Ski Museum Foundation, is in the process of preparing a formal application submittal. The proposal will require a Zoning Text Amendment to the Squaw Valley General Plan and approval of a Conditional Use Permit.

Village at Squaw Valley Specific Plan

The applicant proposes to amend the Squaw Valley General Plan and Land Use Ordinance in order to comprehensively plan development of a recreation-based, all-season, resort community consisting of 850 fractional ownership resort residential and guest accommodation units (up to 1,493 bedrooms) that would include hotels, condominium hotels, and semi-attached and detached fractional-ownership residential properties. The project would develop new employee housing for up to 300 total employees including 201 new full-time equivalent (FTE) employees plus replacement housing for 99 employees that would be relocated from the main village. The Specific Plan proposes development of commercial, retail, and recreational uses similar to those currently allowed under the Squaw Valley General Plan and Land Use Ordinance including skier services, retail shopping, restaurants and bars, entertainment, and public and private recreational facilities. The Specific Plan would establish new traffic circulation patterns, pedestrian paths and trails, and an open space stream protection corridor along the portions of Squaw Creek that are located within the project boundary. A comprehensive stream restoration program would be implemented which would include construction of expanded floodplains to enhance sediment retention, widening and revegetation of the trapezoidal channel, and construction of energy dissipation and wetland recharge areas east of the Far East Road bridge. The stream protection corridor would include establishment of an open space interpretive park with a Class 1 trail, stream observation deck, and interpretive kiosks. The Olympic Channel, a smaller tributary that enters the stream to the immediate east of the Far East Road Bridge, would also be restored to remove underground culvert sections of the tributary, recreate wetlands and restore natural stream hydrologic and sediment control functions.

Status: Since the last update in January, County staff and the EIR consultant continue the preparation of the Final EIR for the project. It is anticipated that the Final EIR will be ready for public review in April 2016.

Once the Final EIR has been released for public review, a hearing will be set before the Planning Commission with final action by the Board of Supervisors occurring in Summer of 2016.

Chalet Road Townhomes

The applicant proposes the demolition of the existing commercial building and to construct 18 half-plexes of approximately 3,000 square feet in size. The project site is currently developed with an existing lodge building on this 2.5 acre site in the Alpine Meadows area. The project would include a private road with two points of access on to Chalet Road.

Status: A Mitigated Negative Declaration has been published by the County. The comment period will end April 8, 2016. The project went before the North Tahoe Regional Advisory Council on March 10, 2016, and received a unanimous vote in support of the proposal. It is anticipated that this project will go before the Planning Commission for consideration on May 12, 2016.

PROPOSED PROJECTS IN THE MARTIS VALLEY AREA

Martis Valley West Parcel Specific Plan

The applicant proposes a project comprised of two components, the east and west parcels, which are located on either side of State Route 267 within the Martis Valley Community Plan area. The applicant proposes a density transfer from the 6,376-acre east parcel to the 775-acre west parcel. The project includes an amendment to the Martis Valley Community Plan, and a Specific Plan that will identify development patterns and densities with associated infrastructure for the west parcel. Under the proposed project, 775 acres of the west parcel would be rezoned from Timberland Production to allow for development of 760 residential units and 6.6 acres of commercial uses. The remaining 345 acres of the west parcel would remain designated Forest. Finally, 660 acres of the east parcel, currently zoned for development, would be redesignated Forest, and the remaining 600 units of the 1,360 units slated for development in the Martis Valley Community Plan would be permanently retired.

Status: Since the last update, County staff and the EIR consultant continue the preparation of the Final EIR for the project. It is anticipated that the Final EIR will be ready for public review in April 2016. Once the Final EIR has been released for public review, a hearing will be set before the Planning Commission, with final action by the Board of Supervisors occurring in Summer of 2016.

Tahoe Expedition Academy (TEA) at Hopkins Ranch

The applicant, Martis Valley Education Foundation, is requesting approval to develop a permanent educational institution for approximately 350 students ranging from pre-K through 12th grade. The subject property comprises approximately 42 acres and is located one-quarter mile southwest of Highway 267 on Schaffer Mill Road in the Martis Valley area. Upon completion of all construction phases, the academy site will provide a mix of one to two-story buildings that will include classrooms, training facilities, common areas, and on-site parking. The private academy may also include on-site dormitories that would hold up to 40 students and faculty members during the school year.

Status: A Mitigated Negative Declaration has been prepared for the project and is available for public review until April 20, 2016. NTRAC will consider the project at its April 14, 2016 meeting. A Planning Commission meeting is tentatively scheduled in Tahoe for May 12, 2016.

PROPOSED PROJECTS IN THE TAHOE BASIN AREA

Brockway Campground

The applicant proposes a project comprised of 550 campsites, to be located on a 120-acre parcel located near Brockway summit off State Highway 267 in the Tahoe Basin. Up to 550 campsites are proposed which would include a mix of traditional tent-camping sites, camper sites and eco-shelters. In addition to the campsites, the project proposes amenities such as a registration building, lodge amenity, swimming pool, restrooms, a pavilion and on-site parking.

Status: While the applicant is primarily focused on the Martis Valley West Parcel Project proceeding through the EIR process, the review of the Brockway Campground, a separate project, is proceeding through collaboration with TRPA, the applicants, the selected consultants (Ascent Environmental) and Placer County on documents necessary to commence the environmental review of the Brockway Campground.

Tahoe Cedars

The proposed project includes the removal of two existing residential units and the construction of a six-unit single-family Planned Residential Development. Project entitlements include a Vesting Tentative Subdivision Map and Conditional Use Permit that will create the six separate lots with one common area and on-site improvements such as best management practices and on-site parking.

Status: An Environmental Questionnaire application was submitted on March 2, 2016 and is being reviewed by staff. Based upon this information, staff will make a determination of environmental impacts and mitigation measures. It's anticipated the project will be heard before the Planning Commission mid-Summer/early Fall.

Tahoe City Lodge

The Tahoe City Lodge project proposes to redevelop an existing commercial complex into a 118-unit condominium hotel that would include a mix of 1- and 2-bedroom suites, hotel amenities, and parking, as well as redevelopment of the existing clubhouse building and new shared-use parking on the Tahoe City Golf Course property. The Tahoe City Lodge project is being analyzed at a Project-Level in the EIR/EIS for the Tahoe Basin Area Plan.

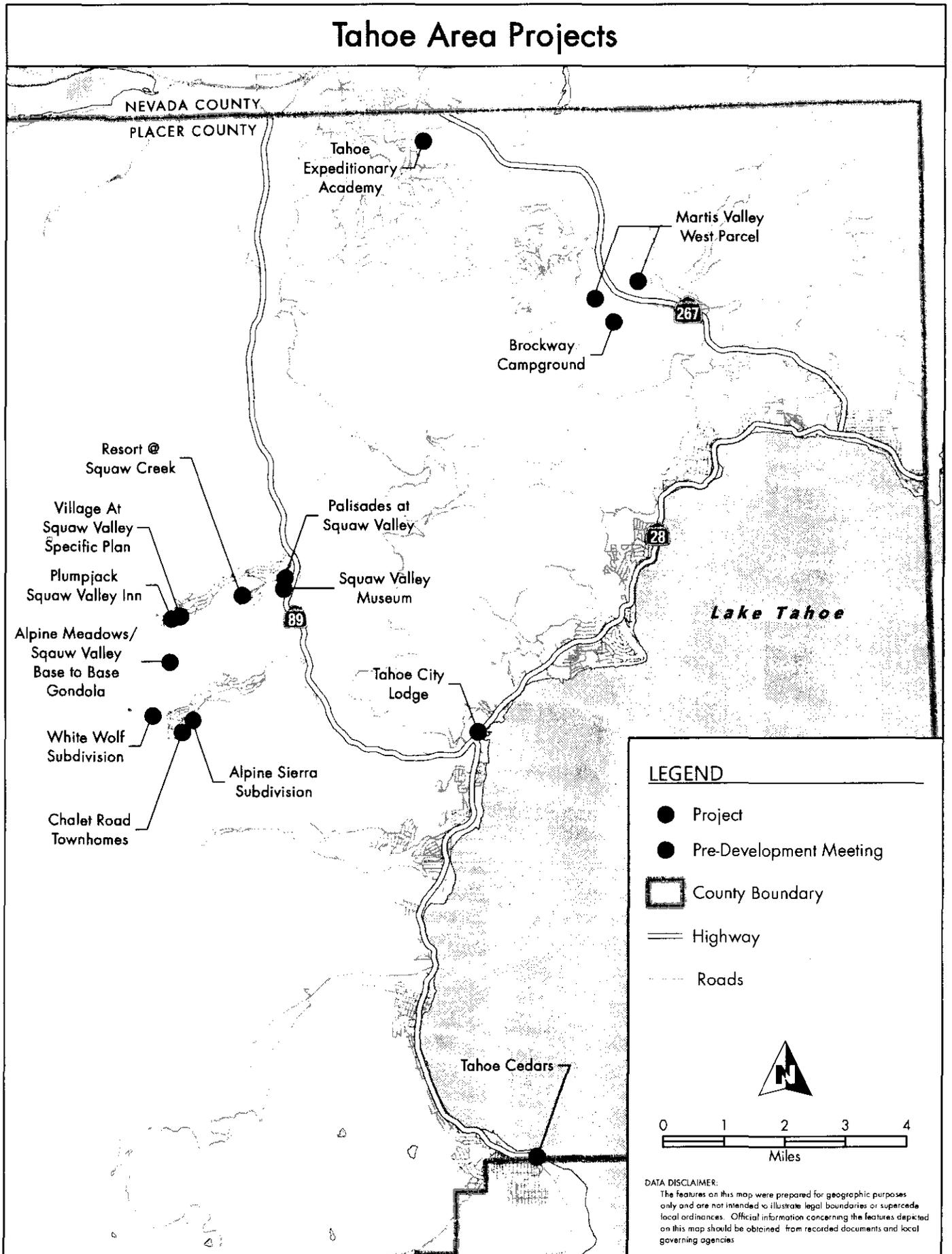
Status: The preparation of the EIR/EIS for the Tahoe City Lodge project (as well as the Tahoe Basin Area Plan EIR/EIS) has commenced, and it is anticipated that the Draft EIR will be ready for public review in late Spring 2016.

ATTACHMENTS

Attachment 1:	Map of Tahoe Area Projects
Attachment 2:	Alpine Sierra Subdivision Exhibit
Attachment 3:	Palisades at Squaw Valley Exhibit
Attachment 4:	Resort at Squaw Creek – Phase 2A Exhibit
Attachment 5:	Alpine Meadow / Squaw Valley Base-to-Base Gondola Exhibit
Attachment 6:	White Wolf Subdivision Pre-Development Exhibit
Attachment 7:	PlumpJack Squaw Valley Inn Exhibit
Attachment 8:	Squaw Valley Olympic Museum and Winter Sports Heritage Center Exhibit
Attachment 9:	Village at Squaw Valley Specific Plan Exhibit
Attachment 10:	Chalet Road Townhomes Exhibit
Attachment 11:	Martis Valley West Parcel Specific Plan Site Exhibit
Attachment 12:	Tahoe Expedition Academy at Hopkins Ranch Exhibit
Attachment 13:	Brockway Campground Site Exhibit
Attachment 14:	Tahoe Cedars Exhibit
Attachment 15:	Tahoe City Lodge Exhibit

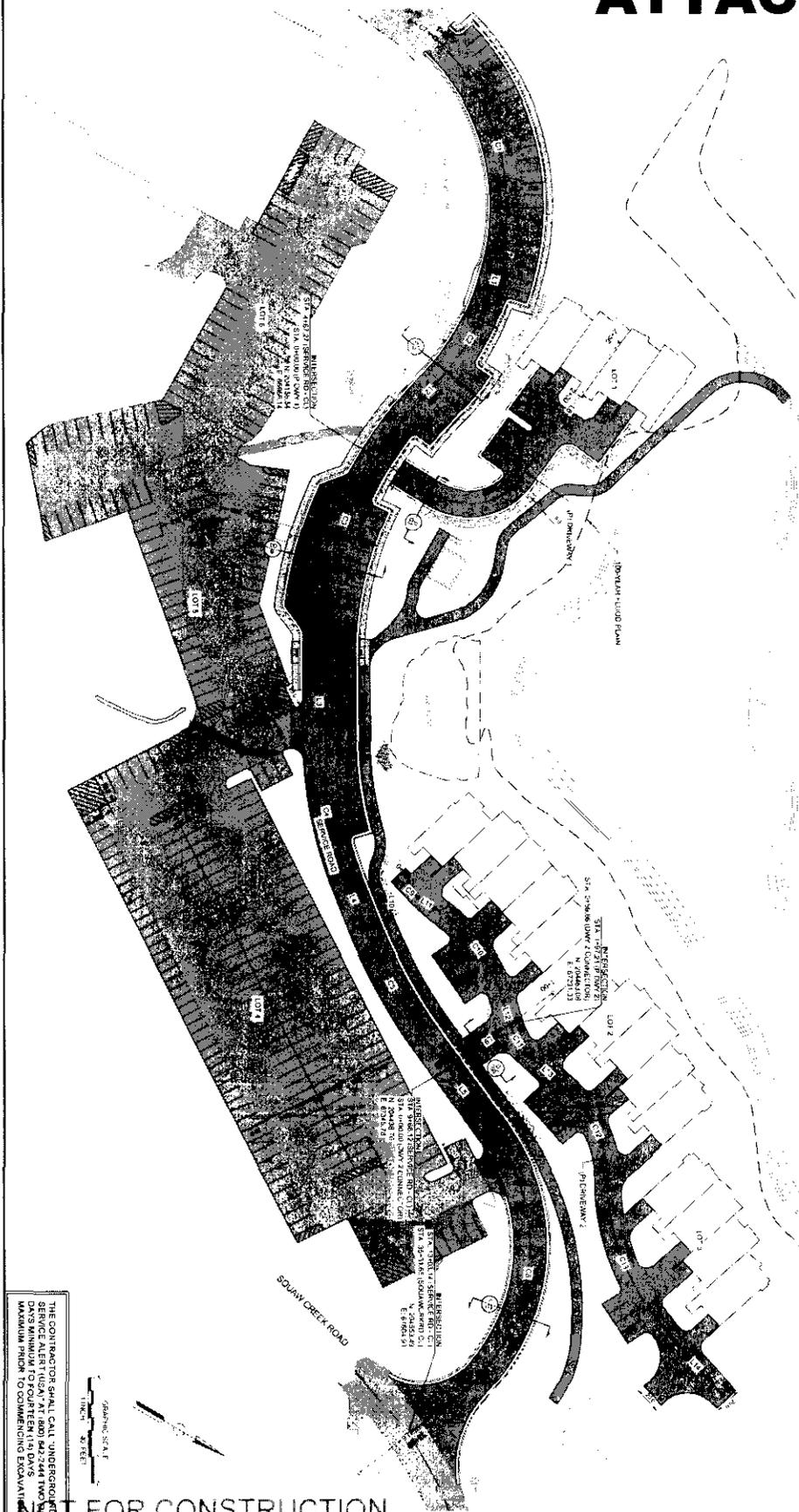
ATTACHMENT 1

Tahoe Area Projects



ATTACHMENT 4

1:14 250.dwg (Plot Sheets 14.756, 12.dwg)



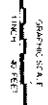
SERVICE BIDDING ALLOTMENT #1

NO.	DESCRIPTION	AMOUNT	PERCENT
1	CONTRACTOR ALLOTMENT	100.00	100.00
2	RESERVE	0.00	0.00
3	TOTAL	100.00	100.00

SERVICE BIDDING ALLOTMENT #2

NO.	DESCRIPTION	AMOUNT	PERCENT
1	CONTRACTOR ALLOTMENT	100.00	100.00
2	RESERVE	0.00	0.00
3	TOTAL	100.00	100.00

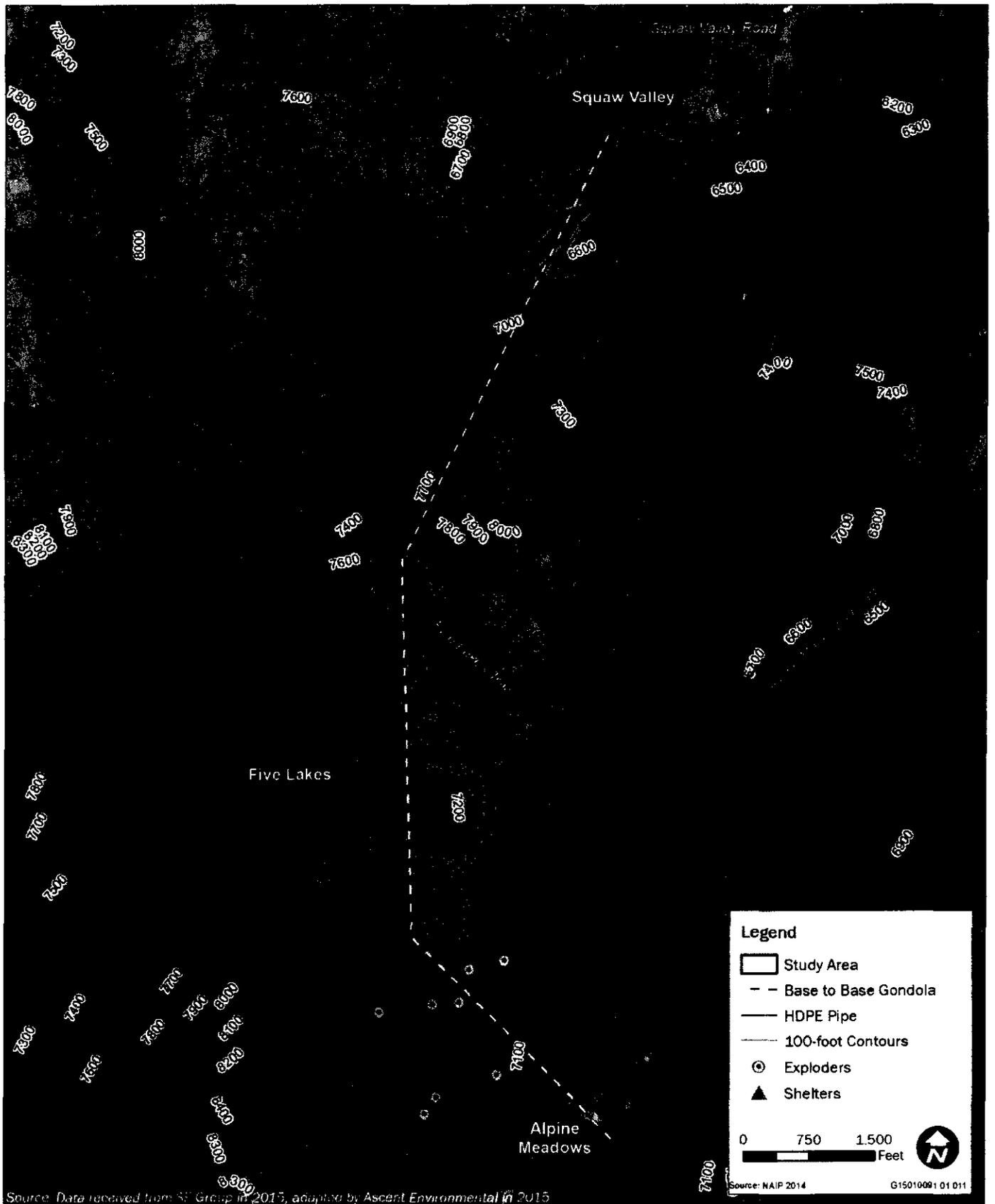
THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT (800) 842-2144 TWO (2) WEEKS PRIOR TO COMMENCING EXCAVATION.



NOT FOR CONSTRUCTION

<p>DATE: 11/11/2014</p> <p>SCALE: 1" = 40'</p> <p>PROJECT: 2702</p> <p>CLIENT: THE RESORT AT SQUAW CREEK</p> <p>LOCATION: SQUAW CREEK TOWNHOMES PHASE 2A</p> <p>CITY: OLIMPIC VALLEY, CALIFORNIA</p>	<p>THE RESORT AT SQUAW CREEK</p> <p>SQUAW CREEK TOWNHOMES</p> <p>PHASE 2A</p> <p>LAYOUT PLAN</p>	<p>ALERT ENGINEERING CORP.</p> <p>CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING</p> <p>PROGRAM MANAGEMENT AND PLANNING</p> <p>4010 BOLDWIN ROAD, SUITE 100 • TAYLOR CITY, CALIFORNIA 95301</p> <p>PH: (925) 338-1111 • FAX: (925) 338-1112</p> <p>WWW.ALERTENGINEERING.COM</p>		<p>NO. 1</p> <p>DATE</p> <p>REVISIONS</p>	BY
				<p>DATE</p> <p>REVISIONS</p>	BY

ATTACHMENT 5





0 500 1,000
Feet

Project Development Area (73.4 acres)
Placer County parcel lines

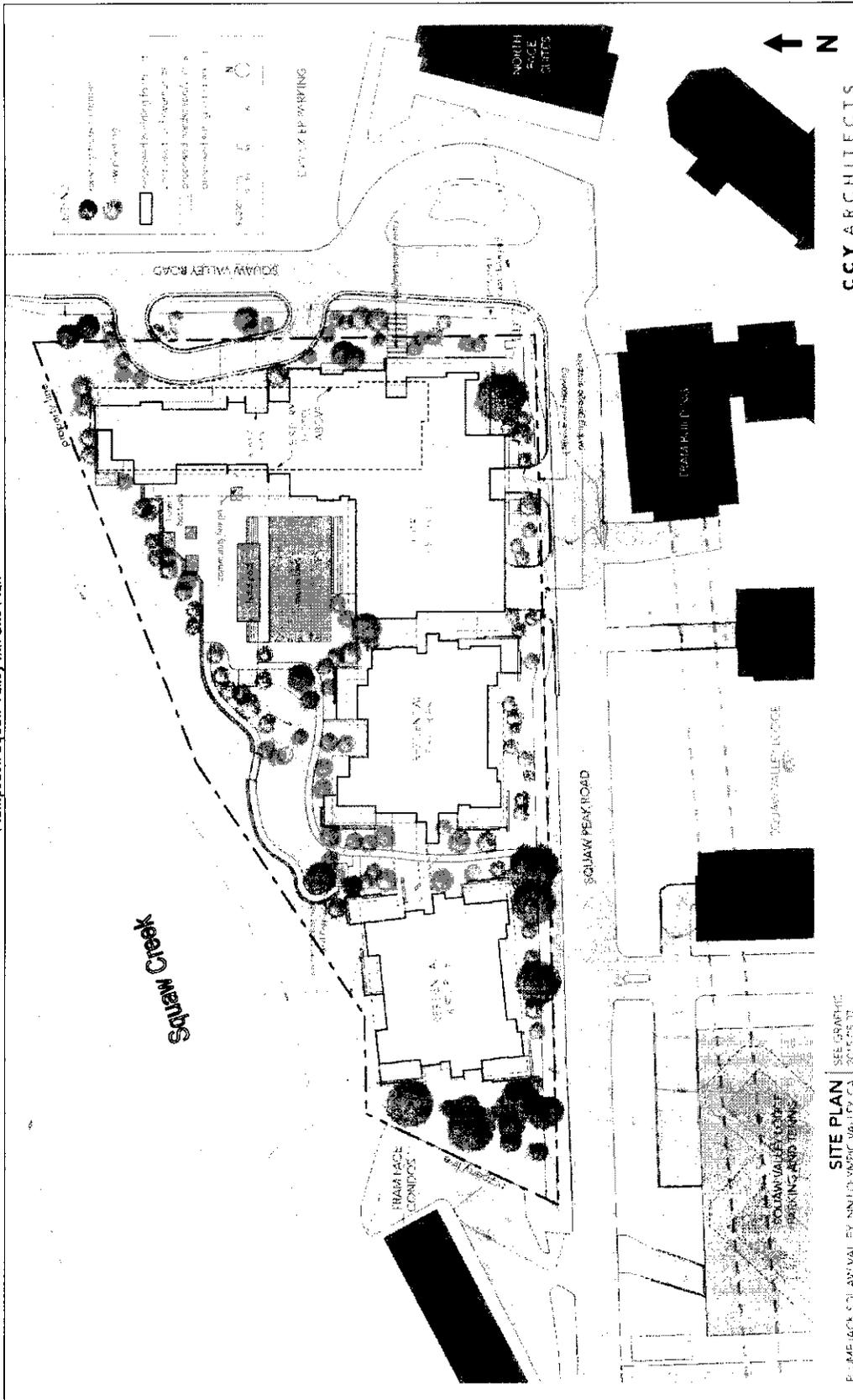
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White Wolf Subdivision

FIGURE 2
Aerial Map
189

ATTACHMENT 7

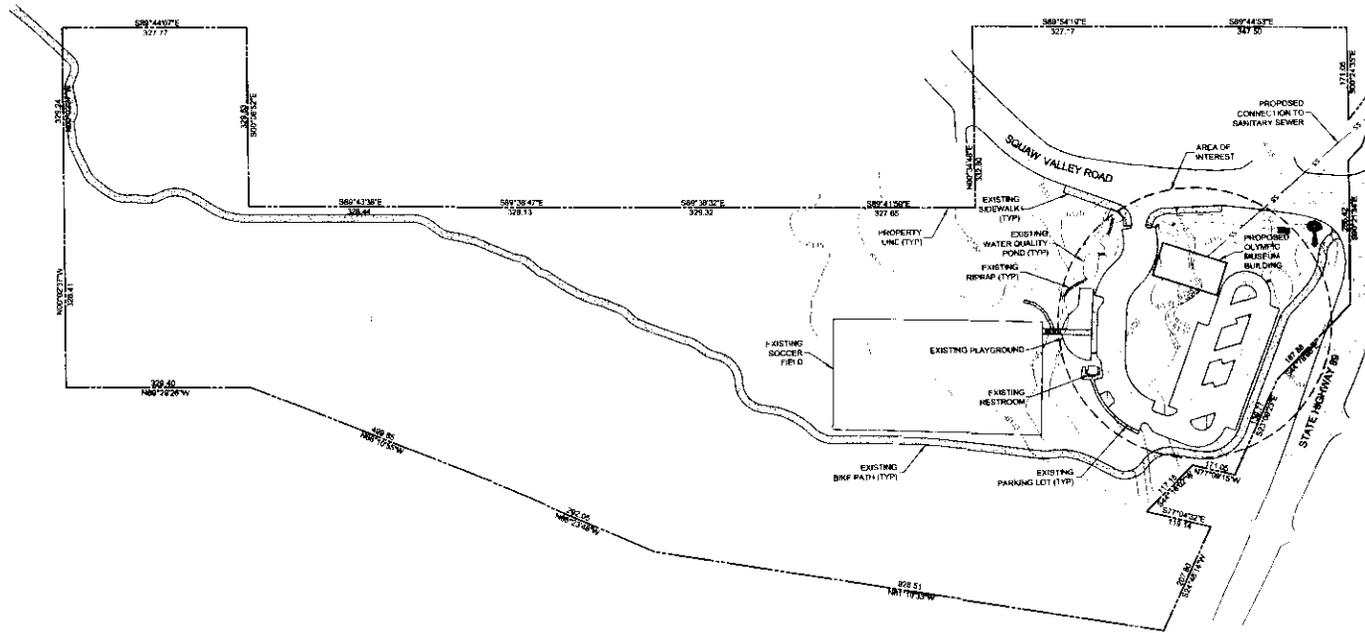
Figure 3
PlumpJack Squaw Valley Inn Site Plan



SITE PLAN | SEE GRAPHIC
PLUM JACK SQUAW VALLEY INN | PLUMP JACK ARCHITECTS
2015.05.27

CCY ARCHITECTS

TOTAL PROPERTY AREA = 34.36 AC
 TOTAL PROPOSED BUILDING FOOTPRINT = 0.17 AC



DRAWING TITLE
**PREDEVELOPMENT
 MEETING:
 GENERAL SITE PLAN**

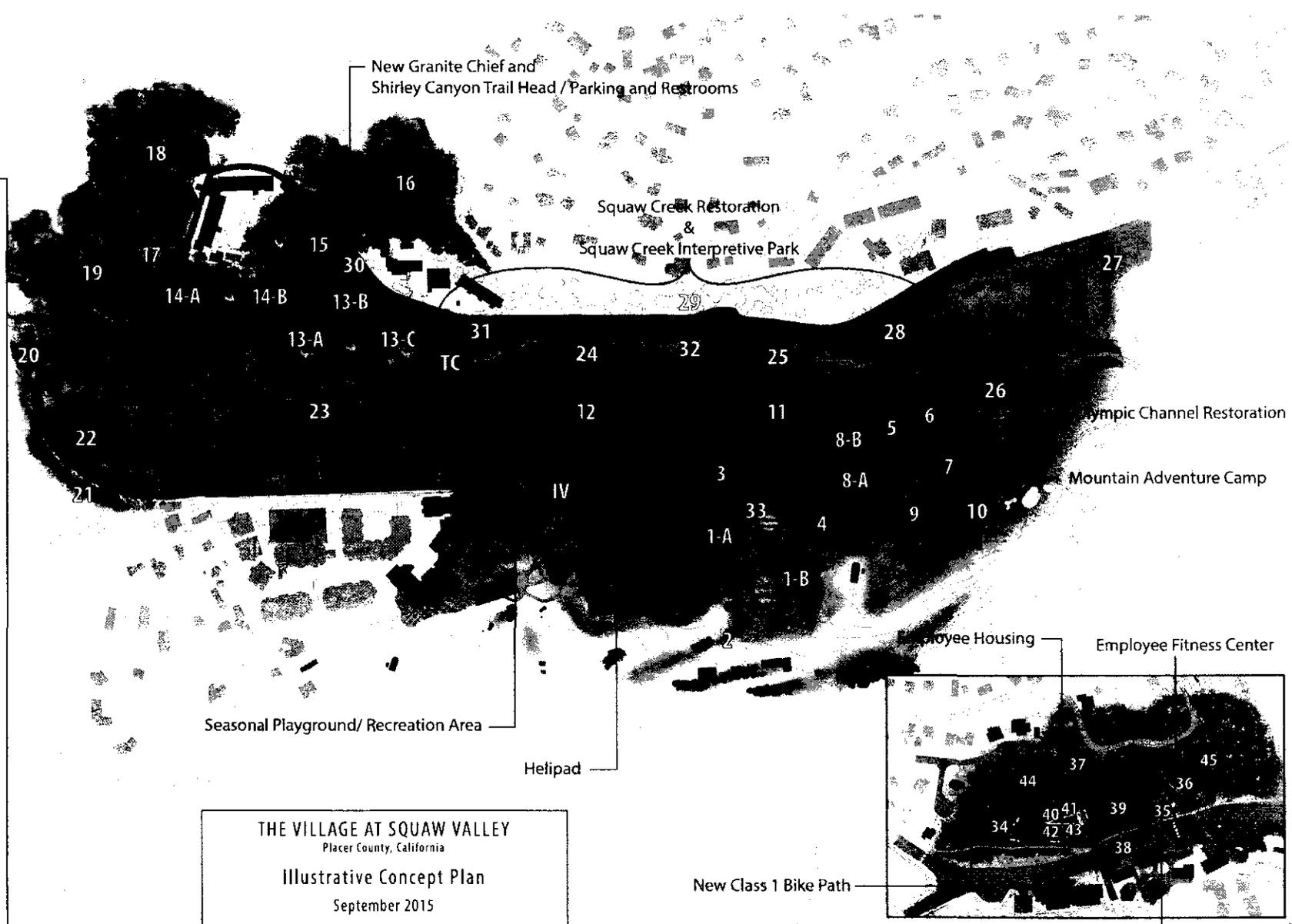
PROJECT:
**SQUAW VALLEY
 OLYMPIC MUSEUM**

APR 096-290-056-000 096-290-021-000	DRAWN BY AC CHECKED BY EJJ CHECKED: 12/9/15
NO DATE IS/IF	DATE 2015 DATE: 12/9/15
	DRAWING NUMBER 1 PAGE 1 OF 2

J:\Projects\2015\096-290-056-000\096-290-021-000\096-290-021-000.dwg
 12/9/15 10:00 AM
 J&K ENGINEERING

BUILDING LEGEND

- 1-A, B Lodging
- 2 Recreation/ Open Space
- 3 Lodging
- 4 Lodging
- 5 Far East Road
- 6 Skier Services/ Lodging
- 7 Lodging
- 8-A Mountain Adventure Camp
- 8-B Skier Services
- 9 Squaw Kids/ Lodging
- 10 Olympic Channel Restoration
- 11 Surface/ Structured Parking
- 12 Surface/ Structured Parking
- 13-A, B, C Lodging
- 14-A, B Lodging
- 15 Lodging
- 16 Fractional Cabins
- 17 Fractional Cabin's Lodge
- 18 Fractional Cabins
- 19 Mountain Maintenance
- 20 Recreation/ Open Space
- 21 Recreation/ Open Space
- 22 Recreation/ Open Space
- 23 Squaw Creek Restoration
- 24 Squaw Creek Restoration
- 25 Squaw Creek Restoration
- 26 Squaw Creek/ Olympic Channel Restoration
- 27 Recreation/ Open Space
- 28 Recreation/ Open Space
- 29 Open Space
- 30 Chamonix Place
- 31 Squaw Valley Road
- 32 Village East Road
- 33 Ice Rink Plaza
- 34 Shipping and Receiving
- 35 Market
- 36 Employee Housing
- 37 Recreation/ Open Space
- 38 Squaw Valley Road
- 39 Surface/ Structured Parking
- 40 Employee Housing
- 41 Employee Housing
- 42 Employee Housing
- 43 Employee Housing
- 44 Recreation/ Open Space
- Employee Recreation Area
- Transportation Center
- Existing IntraWest Village



THE VILLAGE AT SQUAW VALLEY
 Placer County, California
Illustrative Concept Plan
 September 2015





MWWPSP - West Parcel Conceptual Land Use Plan

Exhibit 3-7

Source: MWWPSP, 2015

TAHOE EXPEDITION ACADEMY (TEA) NEW CAMPUS

OCTOBER, 2015 PLACER COUNTY
SHEET 1 OF 1

PROPERTY OWNER

MARTIS VALLEY EDUCATION FUND
12277 SOARING WAY, SUITE 206
TRUCKEE, CA 96161

ENGINEER

CRICK ENGINEERING
4710 BRAND WAY
SACRAMENTO, CALIF 95819

TOTAL AREA

42.06± ACRES

ASSESSOR'S PARCEL NUMBERS

080-270-065-000

PRESENT ZONING AND USE

RS-BK20 PD 1.2
RM DL 10.0 PD 10.0
OP-D8 AND OPEN SPACE

SEWER

TRUCKEE SANITATION DISTRICT

WATER

PLACER COUNTY WATER ASSOCIATION

FIRE PROTECTION

TRUCKEE FIRE DISTRICT
CALIFORNIA DIVISION OF FORESTRY

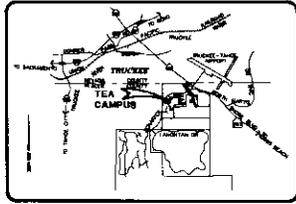
TELEPHONE

AT&T

NOTES

THERE ARE NO KNOWN SLIPS,
SLUMPS OR SLIDES IN LOCATED
AREAS OTHER THAN SHOWN

THIS MAP CONFORMS TO THE
REQUIREMENTS OF SECTION 16.12.04D



LOCATION MAP

CAMPUS KEY

AMENITY

ID	NAME	SF	FL (5,9XX)
A1	BASKETBALL	2,664	25
A2	SPORTS FIELD	28,600	49-51
A3	AMPHITHEATER	10,300	34-40
A4	ELEM PLAY	6,764	38
A5	K PLAY	4,934	36

BUILDING

ID	NAME	SF (INTERIOR)	FL (5,9XX)
B1	HOUSING A	2,000	42
B2	HOUSING B	2,000	36
B3	HOUSING C	2,000	36
B4	DORM	3,500	36
B5	HIGH SCHOOL	19,000	36-45
B6	BUS	4,500	47
B7	MIDDLE SCHOOL	8,000	46
B8	FIELD HOUSE	28,000	41
B9	BLACK BOX	10,500	48-52
B10	GEAR SHED	6,500	46
B11	CAFE	2,600	42
B12	ELEMENTARY	6,500	39
B13	PRIMARY	3,000	36
B14	EARLY PRIMARY	3,500	38
B15	GREEN HOUSE	1,500	46
B16	STORAGE	1,800	46

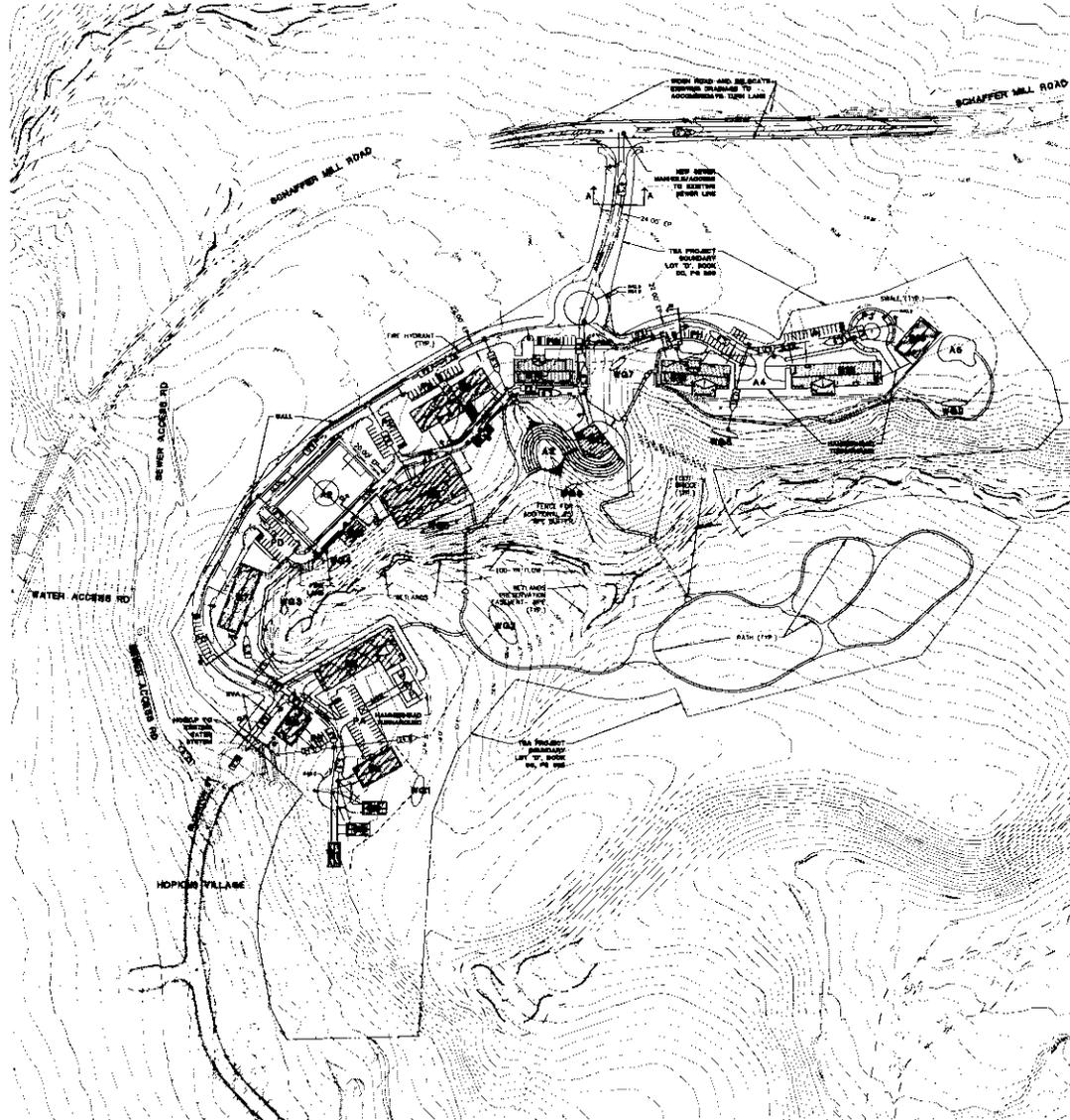
PARKING

ID	NAME	# STALLS	ADA STALLS
PA	HIGH SCHOOL	31	2
PB	BUS	3	1
PC	MIDDLE SCHOOL	10	1
PD	WEST FIELD	18	1
PE	EAST FIELD	18	1
PF	BLACK BOX	15	1
PG	GEAR SHED	10	1
PH	ELEMENTARY	23	1
PI	PRIMARY	14	1
PJ	OUT-DR-SAC	9	1
TOTAL SPACES		149	11

WATER QUALITY BASINS

ID

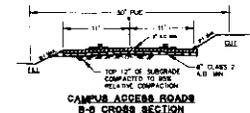
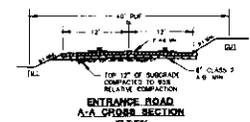
ID	SERVICES
W01	HOUSING/DORM/ROAD
W02	HIGH SCHOOL/PARKING/HOPKINS/ROAD/BUS
W03	MIDDLE SCHOOL/ROAD
W04	FIELD/PARKING/ROAD
W05	BLACK BOX/FIELD HOUSE/ROAD
W06	GEAR SHED/CAFE/ROAD
W07	ENTRANCE/ROAD
W08	ELEMENTARY/PRIMARY/ROAD
W09	EARLY PRIMARY/ROAD



LEGEND

- PUBLIC UTILITY EXISTING
- METERS
- WATER OF THE USA
- 100 YEAR FLOOD PLAIN
- 25 METERS OF TRACE LINE / METERS PRESERVATION DISTRICT (MPT)
- DOMESTIC WATER LINE WITH 4" DIA
- SEWER LINE WITH SIZE
- OIL LINE WITH SIZE
- FENCE DIMENSIONING ADDITIONAL 25' SETBACK FROM SIGN

ROAD CROSS SECTIONS



ATTACHMENT 12

BROCKWAY CAMPGROUND COVERAGE

CAMPSITES:

TYPE	QTY	SQ. FT.
CAMPERS	92	73,600
TENT & YURT PADS	352	81,450
ECO-SHELTERS	95	104,784
TOTAL	550	259,834

STRUCTURES:

TYPE	QTY	SQ. FT.
BLDG. LODGE AMENITY	1	12,800
BLDG. POOL	1	12,500
BLDG. MAINTENANCE	1	3,200
BLDG. REGISTRATION	1	1,200
BLDG. RESTROOMS	22	13,300
BLDG. PAVILION	11	9,350
TOTAL BUILDINGS	37	52,350

PARKING:

TYPE	QTY	SQ. FT.
CAMPER SPOTS	202	40,400
TENTS/YURTS SPOTS	498	99,600
ECO-SHELTERS SPOTS	144	28,800
AMENITY SPOTS	32	6,400
TOTAL PARKING	876	175,200

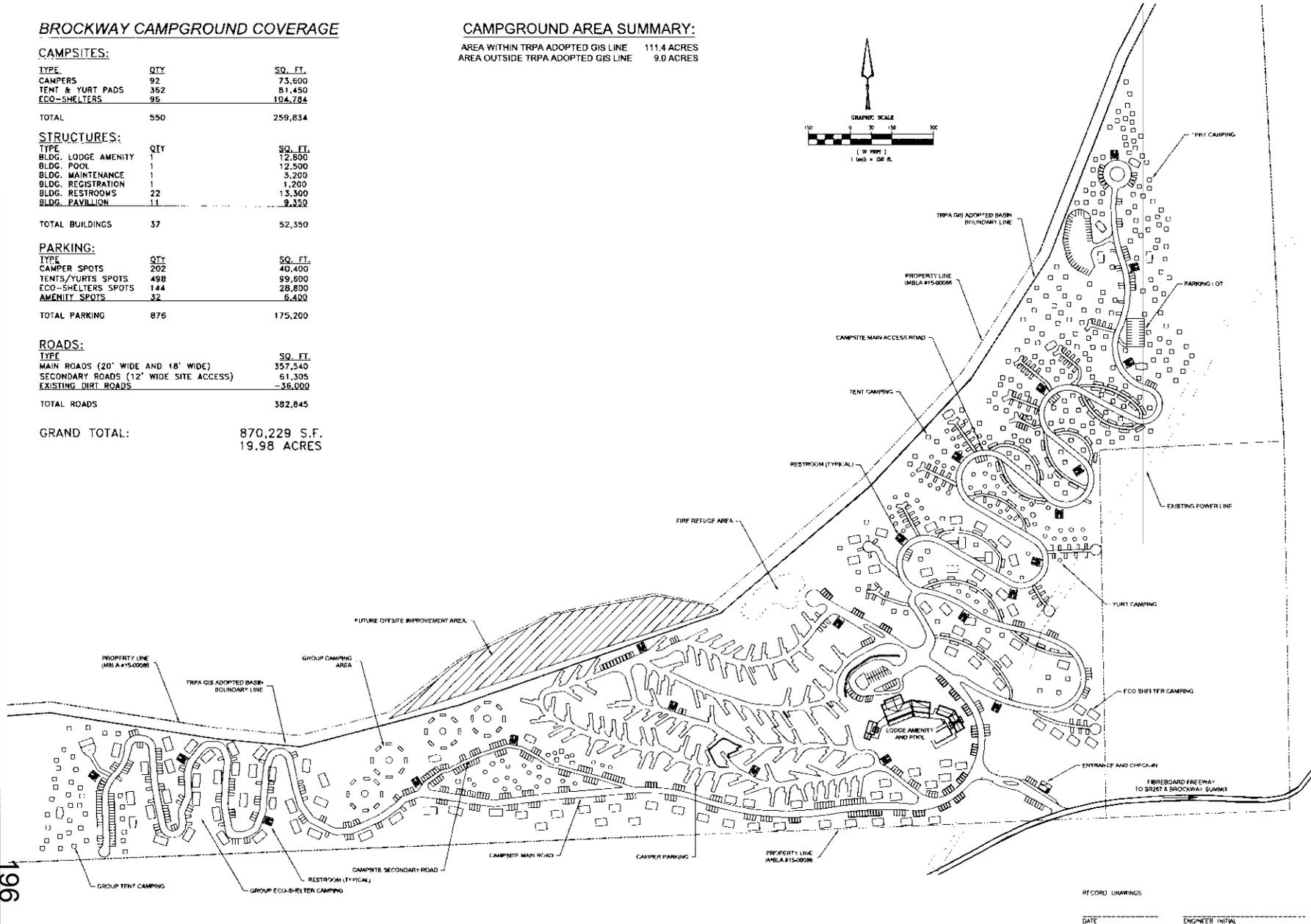
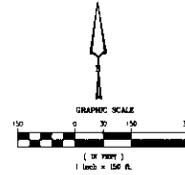
ROADS:

TYPE	SQ. FT.
MAIN ROADS (20' WIDE AND 18' WIDE)	357,540
SECONDARY ROADS (12' WIDE SITE ACCESS)	61,305
EXISTING DIRT ROADS	-36,000
TOTAL ROADS	382,845

GRAND TOTAL: 870,229 S.F. 19.98 ACRES

CAMPGROUND AREA SUMMARY:

AREA WITHIN TRPA ADOPTED GIS LINE 111.4 ACRES
 AREA OUTSIDE TRPA ADOPTED GIS LINE 9.0 ACRES



196

RECORD DRAWING

DATE

ENGINEER INITIAL

BROCKWAY CAMPGROUND
 PLACER COUNTY, CALIFORNIA

SIERRA PACIFIC INDUSTRIES
 PO BOX 490628 REDDING, CA
 (530) 378-9001

WELSH & HAGEN
 ASSOCIATES
 ENGINEERING - PLANNING - SURVEYING

1801 Lodge Lane
 Reno, Nevada, 96111
 (775) 853-3176
 www.welshagen.com

NOTE:
 This drawing is the property of
 Welsh Hagen Associates, Inc.
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 proprietary features and/or
 confidential information. It is
 to be used only for the specific
 agreement not to reproduce the
 drawing, in whole or part, nor
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 nor to use the drawing for any
 purpose other than specified,
 permitted in writing by
 Welsh Hagen Associates, Inc.



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**CLARIFICATION
 EXHIBIT**

Project: 401100
 Drawn By: BAMP
 Checked By: DHR
 Scale: AS-SHOWN
 Date: AUGUST 2015

EX-1

ATTACHMENT 13

REV	DATE	DESCRIPTION	APPROVED	DATE

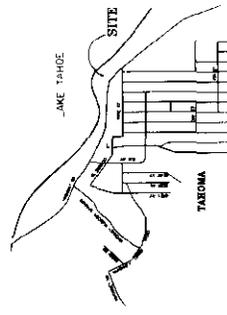
JFS CIVIL ENGINEERING, INC.
2881 14th AVENUE, SUITE 100
TACOMA, WA 98403
TEL: 253.425.1111
WWW.JFS-CIVIL.COM

TAHOR CEDARS
REGISTERED PROFESSIONAL ENGINEER
NO. 00323
EXPIRES 12/31/2018

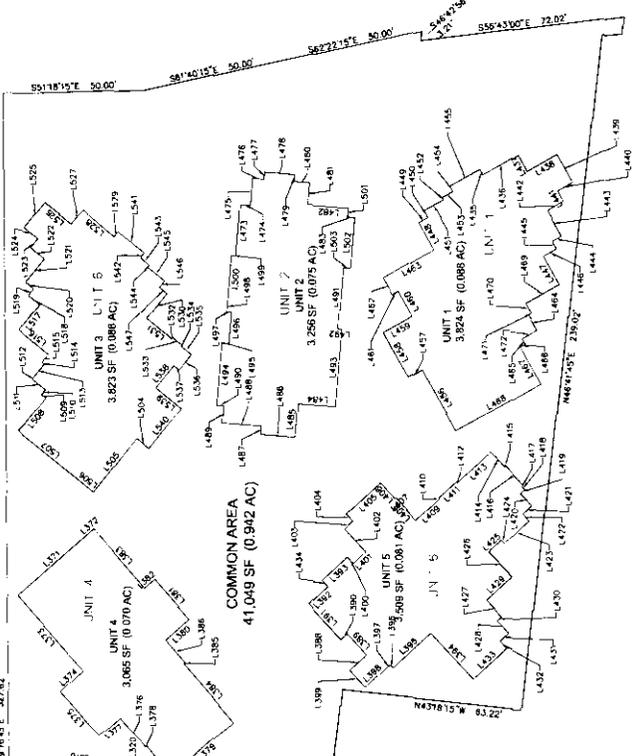
PARCEL LAYOUT
TAHOR CEDARS
CALIFORNIA
PLACER COUNTY

PROJECT # 0005
SCALE: HORIZONTAL 1"=100'
VERTICAL 1"=20'
DATE: 2/24/16

NOTE: EXISTING UTILITIES SHOWN FOR INFORMATION ONLY. THE EXISTING UTILITIES ARE NOT TO BE DELETED OR MOVED. ALL UTILITIES ARE TO BE DELETED OR MOVED AS SHOWN ON THE SITE PLAN.



SECTIONAL TOWNSHIP 14N RANGE 17E
VICINITY MAP



Line #	Length	Direction
1374	1.00	N87°16'18.74"E
1381	32.50	S5°43'13.71"E
1382	3.00	N89°16'12.72"E
1384	18.92	S57°42'41.71"E
1385	11.00	S89°16'12.72"E
1386	10.54	S7°43'13.71"E
1387	9.50	S89°16'12.72"E
1384	27.04	S57°42'41.71"E
1379	28.00	S89°16'12.72"E
1389	8.00	S7°15'00.63"E
1398	10.13	N87°15'00.63"E
1396	1.56	S7°15'00.63"E
1385	18.00	N87°44'59.37"E
1394	22.00	S7°15'00.63"E
1433	18.00	N87°44'59.37"E
1433	3.50	N87°15'00.63"E
1434	4.00	N87°44'59.37"E
1428	8.00	N7°15'00.63"E
1430	2.00	N87°44'59.37"E

Line #	Length	Direction
1374	7.42	S48°02'20.07"W
1330	1.00	N45°57'39.83"E
1331	3.00	S48°02'20.07"W
1332	4.00	N45°57'39.83"E
1333	4.87	S48°02'20.07"W
1334	0.17	S45°57'39.83"E
1335	6.67	S48°02'20.07"W
1336	0.17	N45°57'39.83"E
1337	3.54	S48°02'20.07"W
1338	1.00	S45°57'39.83"E
1339	1.00	S45°57'39.83"E
1340	22.46	S48°02'20.07"W
1387	13.50	N0°45'41.71"W
1378	6.50	S48°15'18.22"W
1378	4.00	N0°45'41.71"W
1374	10.03	S50°15'18.22"W
1375	21.00	N0°45'41.71"W
1377	10.53	N89°16'12.72"E
1377	35.90	N0°45'41.71"W
1371	34.50	N89°16'12.72"E

Line #	Length	Direction
1329	16.00	N45°57'39.83"E
1330	2.00	N48°02'20.07"W
1331	11.00	N45°57'39.83"E
1332	2.00	N48°02'20.07"W
1333	2.00	N45°57'39.83"E
1334	2.00	N48°02'20.07"W
1335	2.00	N45°57'39.83"E
1336	2.00	N48°02'20.07"W
1337	2.00	N45°57'39.83"E
1338	2.00	N48°02'20.07"W
1339	2.00	N45°57'39.83"E
1340	2.00	N48°02'20.07"W
1341	2.00	N45°57'39.83"E
1342	2.00	N48°02'20.07"W
1343	2.00	N45°57'39.83"E
1344	2.00	N48°02'20.07"W
1345	2.00	N45°57'39.83"E
1346	2.00	N48°02'20.07"W
1347	2.00	N45°57'39.83"E
1348	2.00	N48°02'20.07"W
1349	2.00	N45°57'39.83"E
1350	2.00	N48°02'20.07"W
1351	2.00	N45°57'39.83"E
1352	2.00	N48°02'20.07"W
1353	2.00	N45°57'39.83"E
1354	2.00	N48°02'20.07"W
1355	2.00	N45°57'39.83"E
1356	2.00	N48°02'20.07"W
1357	2.00	N45°57'39.83"E
1358	2.00	N48°02'20.07"W
1359	2.00	N45°57'39.83"E
1360	2.00	N48°02'20.07"W
1361	2.00	N45°57'39.83"E
1362	2.00	N48°02'20.07"W
1363	2.00	N45°57'39.83"E
1364	2.00	N48°02'20.07"W
1365	2.00	N45°57'39.83"E
1366	2.00	N48°02'20.07"W
1367	2.00	N45°57'39.83"E
1368	2.00	N48°02'20.07"W
1369	2.00	N45°57'39.83"E
1370	2.00	N48°02'20.07"W
1371	2.00	N45°57'39.83"E
1372	2.00	N48°02'20.07"W
1373	2.00	N45°57'39.83"E
1374	2.00	N48°02'20.07"W
1375	2.00	N45°57'39.83"E
1376	2.00	N48°02'20.07"W
1377	2.00	N45°57'39.83"E
1378	2.00	N48°02'20.07"W
1379	2.00	N45°57'39.83"E
1380	2.00	N48°02'20.07"W
1381	2.00	N45°57'39.83"E
1382	2.00	N48°02'20.07"W
1383	2.00	N45°57'39.83"E
1384	2.00	N48°02'20.07"W
1385	2.00	N45°57'39.83"E
1386	2.00	N48°02'20.07"W
1387	2.00	N45°57'39.83"E
1388	2.00	N48°02'20.07"W
1389	2.00	N45°57'39.83"E
1390	2.00	N48°02'20.07"W
1391	2.00	N45°57'39.83"E
1392	2.00	N48°02'20.07"W
1393	2.00	N45°57'39.83"E
1394	2.00	N48°02'20.07"W
1395	2.00	N45°57'39.83"E
1396	2.00	N48°02'20.07"W
1397	2.00	N45°57'39.83"E
1398	2.00	N48°02'20.07"W
1399	2.00	N45°57'39.83"E
1400	2.00	N48°02'20.07"W
1401	2.00	N45°57'39.83"E
1402	2.00	N48°02'20.07"W
1403	2.00	N45°57'39.83"E
1404	2.00	N48°02'20.07"W
1405	2.00	N45°57'39.83"E
1406	2.00	N48°02'20.07"W
1407	2.00	N45°57'39.83"E
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1409	2.00	N45°57'39.83"E
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1413	2.00	N45°57'39.83"E
1414	2.00	N48°02'20.07"W
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1416	2.00	N48°02'20.07"W
1417	2.00	N45°57'39.83"E
1418	2.00	N48°02'20.07"W
1419	2.00	N45°57'39.83"E
1420	2.00	N48°02'20.07"W
1421	2.00	N45°57'39.83"E
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1423	2.00	N45°57'39.83"E
1424	2.00	N48°02'20.07"W
1425	2.00	N45°57'39.83"E
1426	2.00	N48°02'20.07"W
1427	2.00	N45°57'39.83"E
1428	2.00	N48°02'20.07"W
1429	2.00	N45°57'39.83"E
1430	2.00	N48°02'20.07"W
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1433	2.00	N45°57'39.83"E
1434	2.00	N48°02'20.07"W
1435	2.00	N45°57'39.83"E
1436	2.00	N48°02'20.07"W
1437	2.00	N45°57'39.83"E
1438	2.00	N48°02'20.07"W
1439	2.00	N45°57'39.83"E
1440	2.00	N48°02'20.07"W
1441	2.00	N45°57'39.83"E
1442	2.00	N48°02'20.07"W
1443	2.00	N45°57'39.83"E
1444	2.00	N48°02'20.07"W
1445	2.00	N45°57'39.83"E
1446	2.00	N48°02'20.07"W
1447	2.00	N45°57'39.83"E
1448	2.00	N48°02'20.07"W
1449	2.00	N45°57'39.83"E
1450	2.00	N48°02'20.07"W
1451	2.00	N45°57'39.83"E
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1460	2.00	N48°02'20.07"W
1461	2.00	N45°57'39.83"E
1462	2.00	N48°02'20.07"W
1463	2.00	N45°57'39.83"E
1464	2.00	N48°02'20.07"W
1465	2.00	N45°57'39.83"E
1466	2.00	N48°02'20.07"W
1467	2.00	N45°57'39.83"E
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1471	2.00	N45°57'39.83"E
1472	2.00	N48°02'20.07"W
1473	2.00	N45°57'39.83"E
1474	2.00	N48°02'20.07"W
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1480	2.00	N48°02'20.07"W
1481	2.00	N45°57'39.83"E
1482	2.00	N48°02'20.07"W
1483	2.00	N45°57'39.83"E
1484	2.00	N48°02'20.07"W
1485	2.00	N45°57'39.83"E
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1494	2.00	N48°02'20.07"W
1495	2.00	N45°57'39.83"E
1496	2.00	N48°02'20.07"W
1497	2.00	N45°57'39.83"E
1498	2.00	N48°02'20.07"W
1499	2.00	N45°57'39.83"E
1500	2.00	N48°02'20.07"W
1501	2.00	N45°57'39.83"E
1502	2.00	N48°02'20.07"W
1503	2.00	N45°57'39.83"E
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1505	2.00	N45°57'39.83"E
1506	2.00	N48°02'20.07"W
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1508	2.00	N48°02'20.07"W
1509	2.00	N45°57'39.83"E
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1549	2.00	N45°57'39.83"E
1550	2.00	N48°02'20.07"W
1551	2.00	N45°57'39.83"E
1552	2.00	N48°02'20.07"W
1553	2.00	N45°57'39.83"E
1554	2.00	N48°02'20.07"W
1555	2.00	N45°57'39.83"E
1556	2.00	N48°02'20.07"W
1557	2.00	N45°57'39.83"E
1558	2.00	N48°02'20.07"W
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1564	2.00	N48°02'20.07"W
1565	2.00	N45°57'39.83"E
1566	2.00	N48°02'20.07"W
1567	2.00	N45°57'39.83"E
1568	2.00	N48°02'20.07"W
1569	2.00	N45°57'39.83"E
1570	2.00	N48°02'20.07

ATTACHMENT 15

	<p>AUBRECH ENGINEERING CORP. CIVIL ENGINEERING AND SURVEYING - ENVIRONMENTAL PLANNING PROGRAM MANAGEMENT AND PLANNING 900 BOX 5199 • 655 W LAKE BLVD • TAHOE CITY, CALIFORNIA 96183 P.O. BOX 5199 • 655 W LAKE BLVD • TAHOE CITY, CALIFORNIA 96183 TEL: 775.784.1110 • FAX: 775.784.1182 WWW.AUBRECHENGINEERING.COM</p>	<p>REVISIONS OF DOCUMENTS THIS DOCUMENT IS THE DESIGN INCORPORATED HEREIN AS AN AGREEMENT OF PROFESSIONAL SERVICE TO THE PROPERTY OF THE CLIENT. THE CLIENT AGREES TO HOLD THE ENGINEER HARMLESS FROM LIABILITY FOR ANY DAMAGE TO THE PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT WITHOUT THE WRITTEN AUTHORIZATION OF AUBRECH ENGINEERING CORP.</p>	<p>KILA TAHOE TAHOE CITY LODGE TAHOE CITY LODGE LAYOUT TAHOE CITY PLACER COUNTY CALIFORNIA</p>	<p>DATE: 8/11/2011 SCALE: 1" = 50' PROJECT: TAHOE CITY LODGE DATE: 8/11/2011 SCALE: 1" = 50' PROJECT: TAHOE CITY LODGE</p>	<p>C2</p>
	<p>LEGEND</p> <ul style="list-style-type: none"> --- LAND CAPABILITY CLASS BOUNDARY --- PROJECT BOUNDARY --- AREA BOUNDARY --- PROPERTY BOUNDARY 	<p>PLAN SCALE 1" = 50'</p>			

