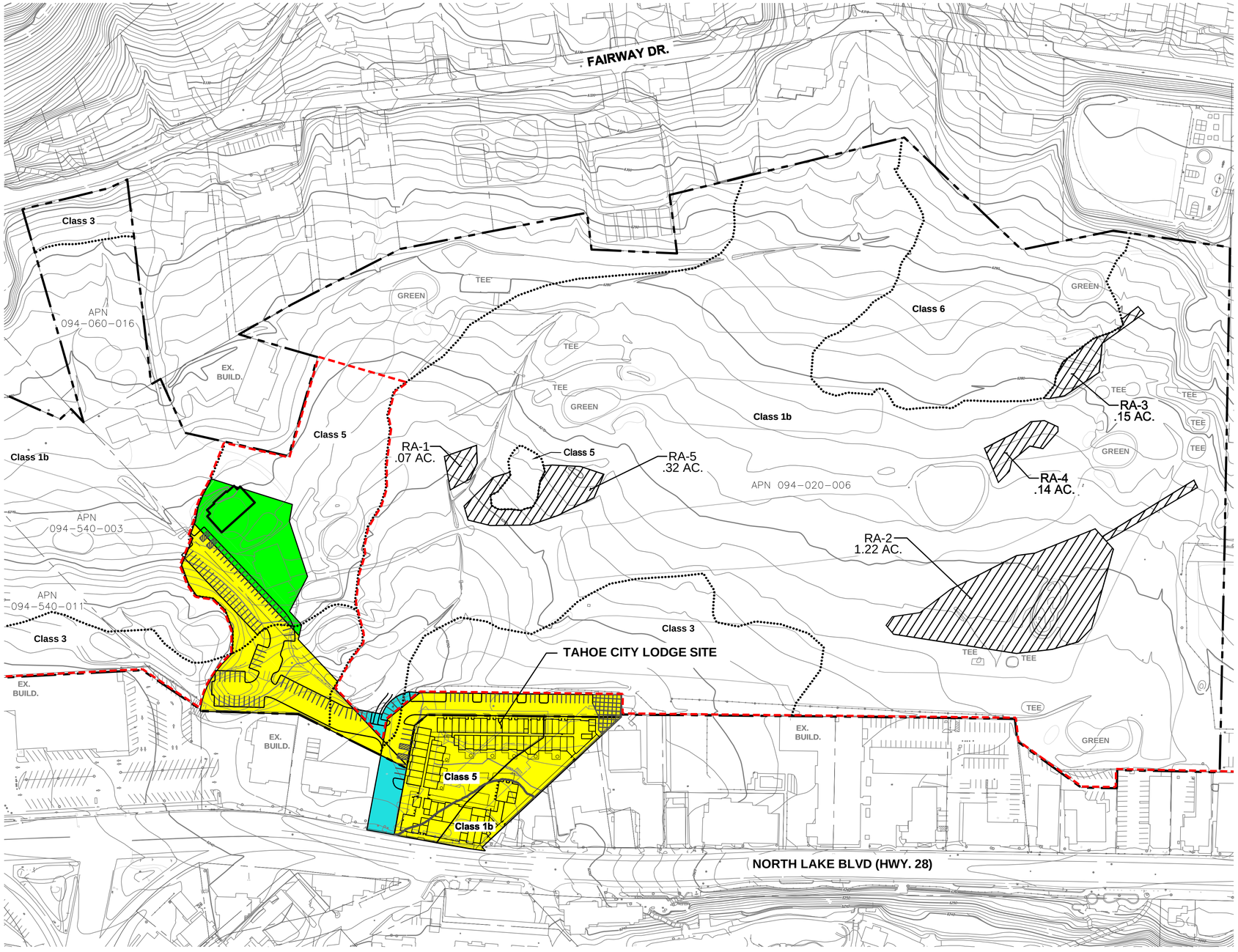
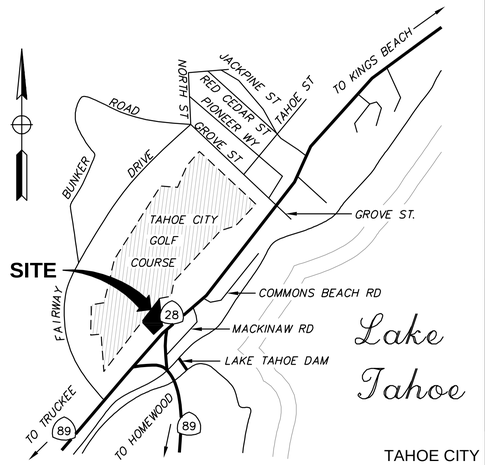
Appendix D

Tahoe City Lodge Concept Plans

CONCEPT PLANS FOR
KILA TAHOE
TAHOE CITY LODGE
TAHOE CITY, PLACER COUNTY, CALIFORNIA



VICINITY MAP



TAHOE CITY

SHEET INDEX

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2	C2	TAHOE CITY LODGE LAYOUT
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8	C6	CONCEPTUAL SNOW MANAGEMENT PLAN

LEGEND

- PROPOSED SEZ RESTORATION AREA (RA - NAME) (AREA)
- LAND CAPABILITY CLASS BOUNDARY
- TC GOLF COURSE PROPERTY BOUNDARY
- TOWN CENTER BOUNDARY
- TAHOE CITY LODGE AREAS
- ACCESS AND EASEMENT AREAS
- GOLF COURSE ENHANCEMENT AREA

GRAPHIC SCALE
100 0 50 100
1 INCH = 100 FEET

REV	DATE	REVISIONS	BY

RECORD DRAWING

DATE ENGINEER INITIAL

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STATE OF CALIFORNIA

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KILA TAHOE
TAHOE CITY LODGE

COVER SHEET
PROJECT EXHIBIT

PLACER COUNTY CALIFORNIA
TAHOE CITY

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER:	2216.00
SURVEY BY:	XXX
SURVEY DATE:	XXX
DESIGN BY:	NC
DRAFTING BY:	SM
CHECKED BY:	WA
DATE:	SEPTEMBER 23, 2015

SCALES:
1" = 100'
HORIZONTAL
N/A
VERTICAL

C1

SHEET: 1 of 8

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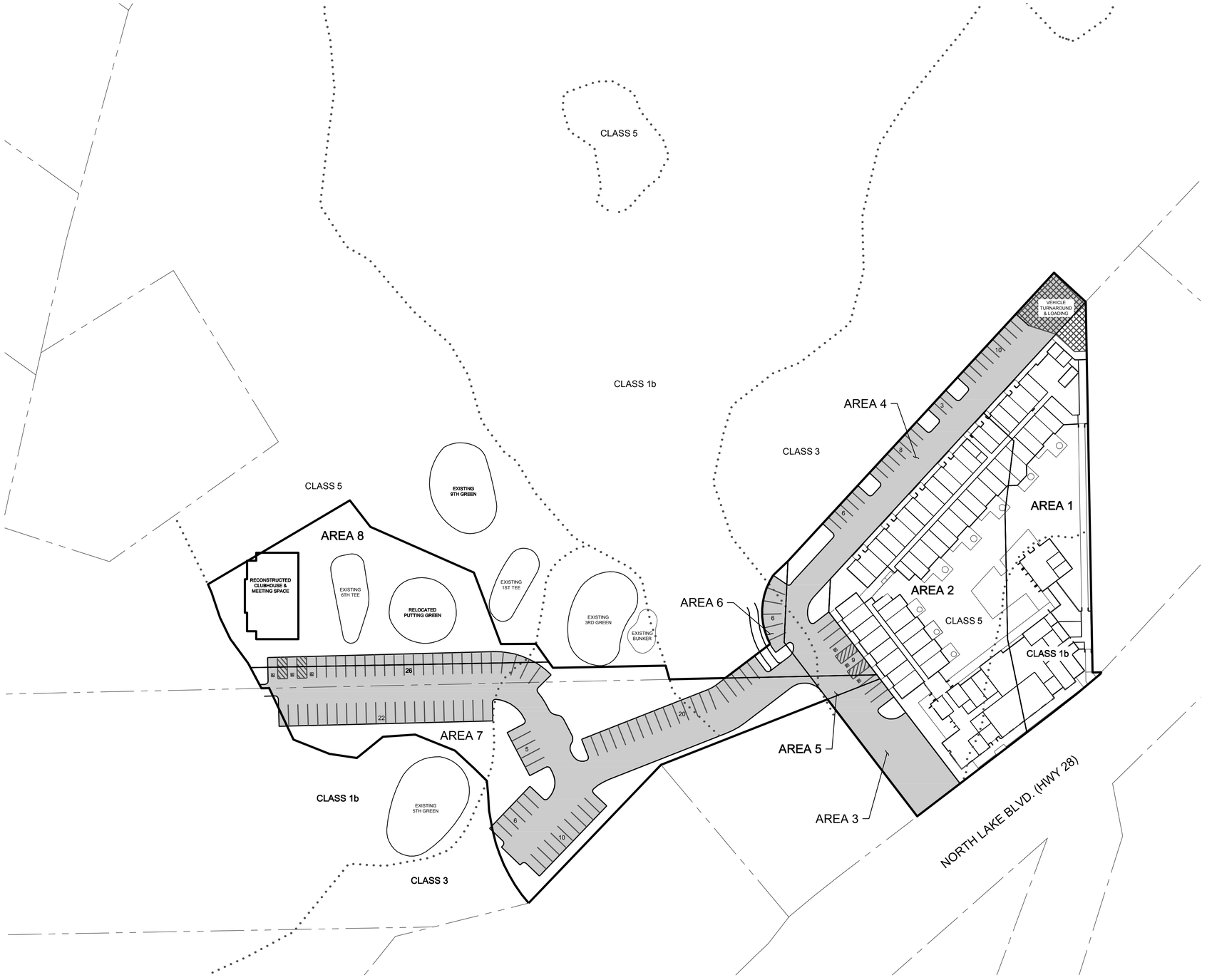

PLAN

SCALE: 1" = 50'

LEGEND

- LAND CAPABILITY CLASS BOUNDARY
- PROJECT BOUNDARY
- AREA BOUNDARY
- PROPERTY BOUNDARY

GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

REV	DATE	REVISIONS	BY

RECORD DRAWING

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KILA TAHOE
TAHOE CITY LODGE

TAHOE CITY LODGE
LAYOUT

TAHOE CITY PLACER COUNTY CALIFORNIA

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER:	2216.00
SURVEY BY:	XXX
SURVEY DATE:	XXX
DESIGN BY:	NC
DRAFTING BY:	SM
CHECKED BY:	WA
DATE:	SEPTEMBER 22, 2015

SCALES:
1" = 50' HORIZONTAL
N/A VERTICAL

C2

SHEET: 2 of 8

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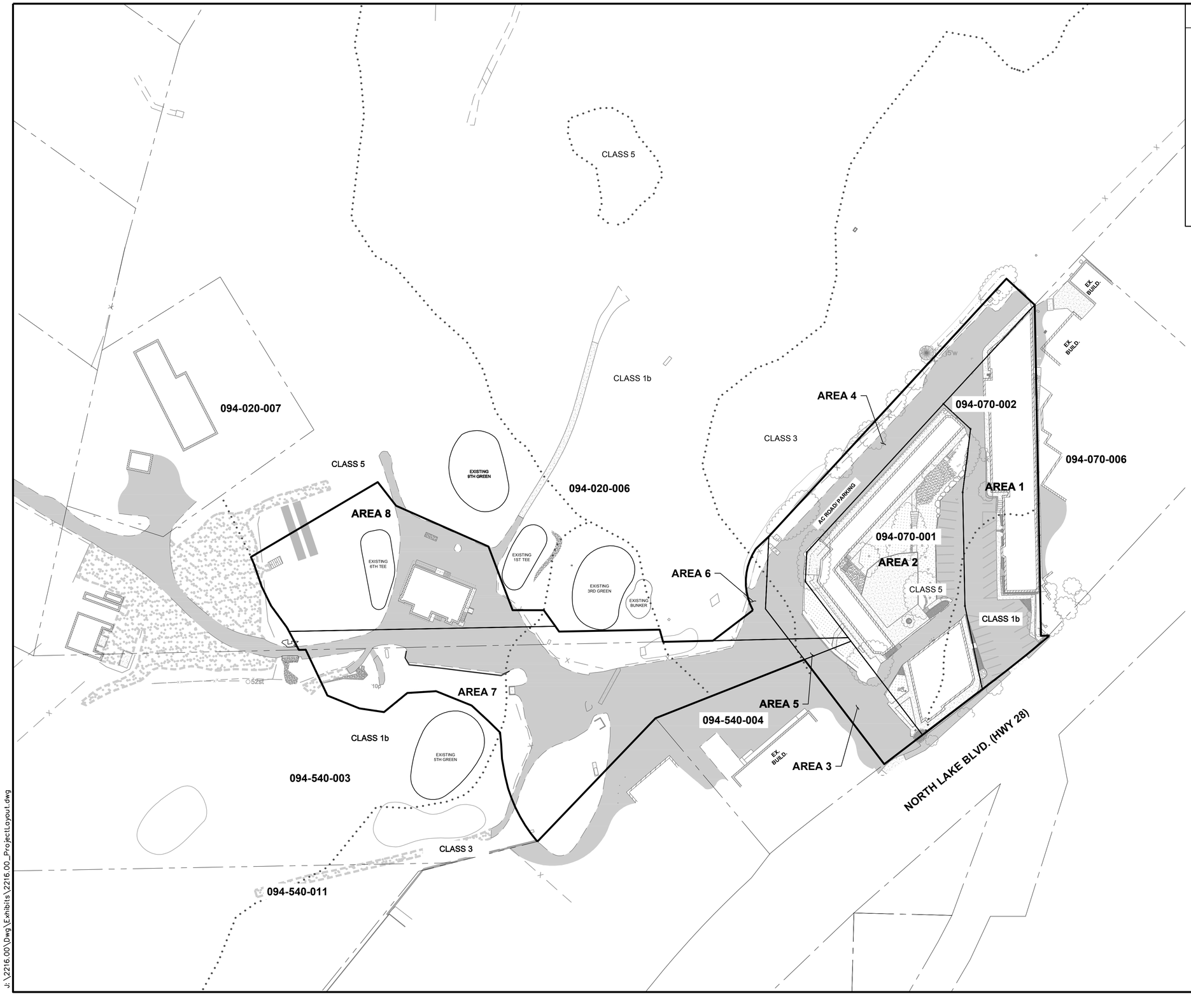

LEGEND

- LAND CAPABILITY CLASS BOUNDARY
- PROPERTY BOUNDARY
- AREA BOUNDARY
- PROJECT BOUNDARY
- EXISTING BUILDING
- AC PAVEMENT

GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

REV	DATE	REVISIONS	BY

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KILA TAHOE
TAHOE CITY LODGE

PROJECT AREA AND EXISTING COVERAGE

TAHOE CITY PLACER COUNTY CALIFORNIA

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER:	2216.00
SURVEY BY:	XXX
SURVEY DATE:	XXX
DESIGN BY:	NC
DRAFTING BY:	SM
CHECKED BY:	WA
DATE:	SEPTEMBER 23, 2015

SCALES: 1" = 50' HORIZONTAL; N/A VERTICAL

C3.1

SHEET: 3 of 8

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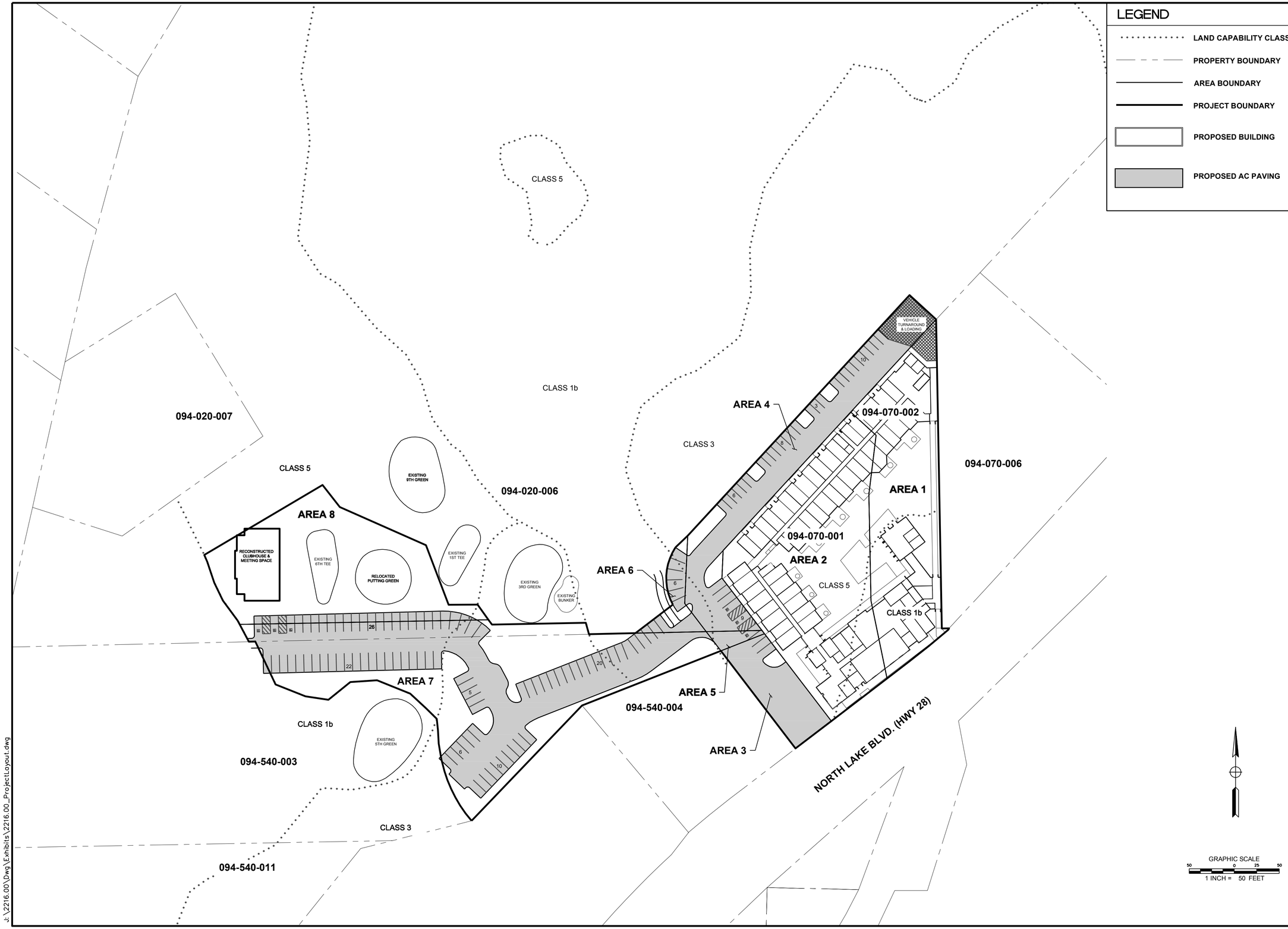

LEGEND

- LAND CAPABILITY CLASS BOUNDARY
- PROPERTY BOUNDARY
- AREA BOUNDARY
- PROJECT BOUNDARY
- PROPOSED BUILDING
- PROPOSED AC PAVING

REV	DATE	REVISIONS	BY

RECORD DRAWING

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KILA TAHOE
TAHOE CITY LODGE
PROPOSED PROJECT LAND COVERAGE

CALIFORNIA
PLACER COUNTY
TAHOE CITY

BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER:	2216.00
SURVEY BY:	XXX
SURVEY DATE:	XXX
DESIGN BY:	NC
DRAFTING BY:	SM
CHECKED BY:	WA
DATE:	SEPTEMBER 23, 2015

SCALES:
1" = 50'
HORIZONTAL
N/A
VERTICAL

C3.2

SHEET: 4 of 8

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PROJECT AREA CALCULATIONS					
	Area (SF)		ALLOWABLE COVERAGE		TOTAL ALLOWABLE (SF)
Tahoe City Lodge					
AREA 1 =	**25,782**				
CLASS 1b	11,509	x	1%	=	115
CLASS 5	14,273	x	25%	=	3,568
Area 2 =	**35,922**				
CLASS 1b	3,772	x	1%	=	38
CLASS 5	32,150	x	25%	=	8,038
AREA 4 =	**19,164**				
CLASS 1b	18,197	x	1%	=	182
CLASS 3	967	x	5%	=	48
AREA 5 =	**787**				
CLASS 1b	37	x	1%	=	0
CLASS 3	750	x	5%	=	38
AREA 7 =	**49,037**				
CLASS 1b	5,252	x	1%	=	53
CLASS 3	27,751	x	5%	=	1,388
CLASS 5	16,034	x	25%	=	4,009
Tahoe City Lodge Area	**130,692**				**17,475**
Access and Parking					
AREA 3 =	**6,467**				
CLASS 3	6,467	x	5%	=	323
AREA 6 =	**2,705**				
CLASS 1b	2,327	x	1%	=	23
CLASS 3	378	x	5%	=	19
Access and Parking	**9,172**				**366**
Golf Course Enhancements					
AREA 8 =	**28,611**				
CLASS 3	183	x	5%	=	9
CLASS 5	28,428	x	25%	=	7,107
Golf Course Enhancements	**28,611**				**7,116**
Total Area of Project Influence	**168,475 SF**				

NOTES:
1. PROJECT AREA AND LAND COVERAGE CALCULATIONS FOR AREAS 1 AND 2 TAKEN FROM TRPA-APPROVED LCV DATED JULY 30,2015
2. PROJECT AREA AND LAND COVERAGE CALCULATIONS FOR AREAS 4,6,7,8,9 TAKEN FROM TRPA-APPROVES LVC DATED APRIL 21, 2015
3. PROJECT AREA AND LAND COVERAGE CALCULATIONS FOR AREA 3 TAKEN FROM OTHER SURVEY INFORMATION. LAND CAPABILITY AND LAND COVERAGE ARE UNVERIFIED.

EXISTING LAND COVERAGE CALCULATIONS

	Tahoe City Lodge Area						Access and Parking		Golf Course Enhancements
	Area 1	Area 2	Area 4	Area 5	Area 7		Area 3	Area 6	Area 8
APN	**094-070-002**	**094-070-001**	**094-02-006**	**094-540-003**	**094-540-003**	**094-02-006**	**094-540-004**	**094-02-006**	**094-02-006**
Class 1b									
AC (Cart Path, Roads, Parking, Misc.)	6,728	503	967	37	4,278			1,675	
Buildings/Decks/Stairs/Storage Bins	2,896	2,212							
Concrete (Cart Path, Walls, Misc.)	1,153	910							
Planter	454	34							
Pavers	33								
Class 1b Total	11,264	3,659	967	37	4,278	-	-	1,675	-
Class 3									
AC (Cart Path, Roads, Parking, Misc.)			12,736	513	13,758		5,154	51	
Cart Bridge/Deck					124				
Concrete (Cart Path, Walls, Misc.)							379		
AC Walkway			581	109					
Planter							60		
Class 3 Total	-	-	13,317	622	13,882	-	5,593	51	-
Class 5									
AC (Cart Path, Roads, Parking, Misc.)	4,388	5,579			2,875	3,504			8,151
Cart Bridge/Deck Reduction					5				
Buildings/Deck/Stairs/Conc. Pads/ BBQ	8,691	8,904							3,426
Concrete (Cart Path, Walls)	1,183	9,923			391				
Dirt/Gravel (Cart Path, Road, Parking, Walkway)		1,320			213				168
Bocce Ball Courts (added 4-15-15)									495
Planter		439							45
Class 5 Total	14,262	26,165	-	-	3,484	3,504	-	-	12,285
Sub-Total Coverage	25,526	29,824	14,284	659	21,644	3,504	5,593	1,726	12,285
Total Coverage	**95,441**						**7,319**		**12,285**

PROPOSED LAND COVERAGE CALCULATIONS

	Tahoe City Lodge Area						Access and Parking		Golf Course Enhancements
	Area 1	Area 2	Area 4	Area 5	Area 7		Area 3	Area 6	Area 8
APN	**094-070-002**	**094-070-001**	**094-02-006**	**094-540-003**	**094-540-003**	**094-02-006**	**094-540-004**	**094-02-006**	**094-02-006**
CLASS 1b									
BUILDING	7,036	3,140							
CONCRETE	2,064	218						164	
AC			928	37	3,234			1,854	
Class 1b Total	9,100	3,358	928	37	3,234	-	-	2,018	-
CLASS 3									
BUILDING									
CONCRETE									
AC			16,032	750	14,766		6,157	239	22
Class 3 Total	-	-	16,032	750	14,766	-	6,157	239	22
CLASS 5									
BUILDING	6,586	20,225							3,737
CONCRETE	1,937	1,654							
AC	88				7,023	4,304			2,295
Class 5 Total	8,611	21,879	-	-	7,023	4,304	-	-	6,032
Sub-Total Coverage	17,711	25,237	16,960	787	25,023	4,304	6,157	2,257	6,054
Total Coverage	**90,022**						**8,414**		**6,054**

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KILA TAHOE
TAHOE CITY LODGE

EXISTING AND PROPOSED COVERAGE CALCS.

CALIFORNIA
PLACER COUNTY
TAHOE CITY

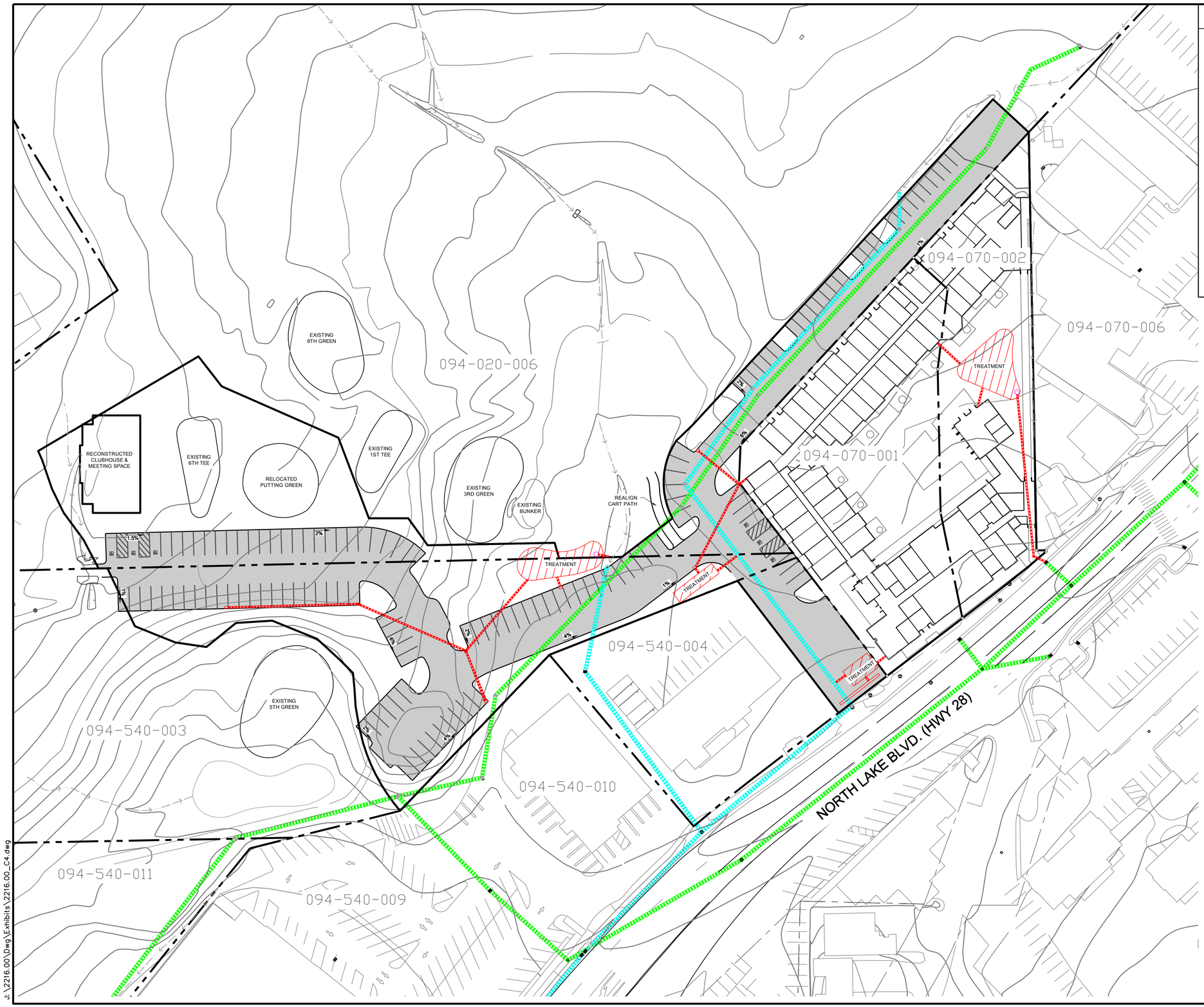
0 1
BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER:	2216.00
SURVEY BY:	XXX
SURVEY DATE:	XXX
DESIGN BY:	NC
DRAFTING BY:	SM
CHECKED BY:	WA
DATE:	SEPTEMBER 23, 2015

SCALES:
N/A HORIZONTAL
N/A VERTICAL

C3.3

SHEET: 3 of 8



LEGEND

- PROPERTY BOUNDARY
- PROJECT BOUNDARY
- EXISTING TCUIP STORM DRAIN
- EXISTING BYPASS / UNTREATED STORM DRAIN
- PROPOSED STORM DRAIN
- DRAIN INLET WITH FILTER INSERTS
- TREATMENT — STORM WATER TREATMENT (STRUCTURE, BASIN, OR SURFACE
- TREATMENT OUTLET

GRAPHIC SCALE
0 20 40
1 INCH = 40 FEET

REV	DATE	REVISIONS	BY

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KILA TAHOE
TAHOE CITY LODGE

CONCEPTUAL GRADING AND DRAINAGE PLAN

TAHOE CITY PLACER COUNTY CALIFORNIA

0 1
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PROJECT NUMBER:	2216.00
SURVEY BY:	XXX
SURVEY DATE:	XXX
DESIGN BY:	NC
DRAFTING BY:	SM
CHECKED BY:	WA
DATE:	SEPTEMBER 25, 2015

SCALES:
1" = 40'
HORIZONTAL
N/A
VERTICAL

C4

SHEET: 6 of 8

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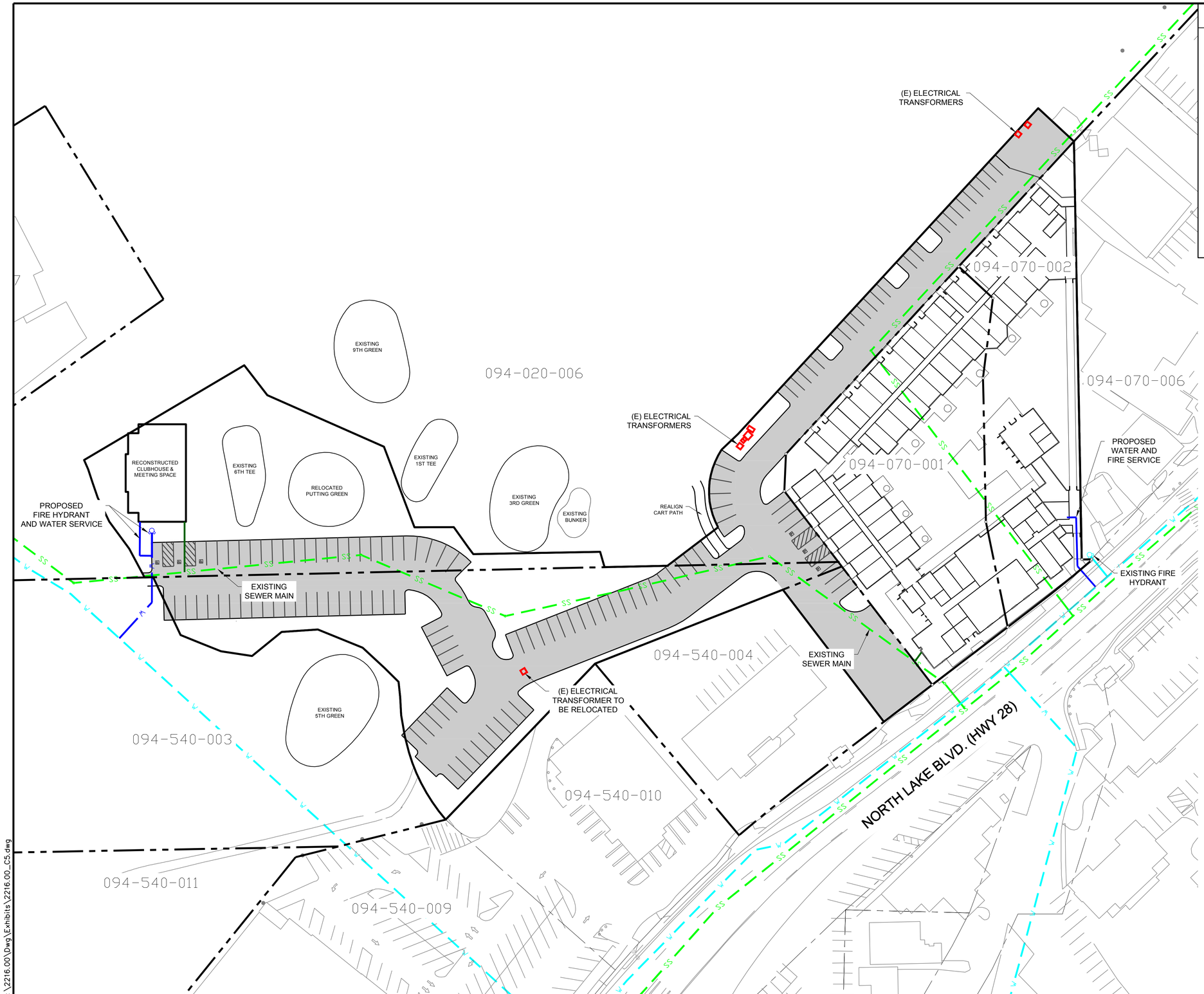

LEGEND

- PROPERTY BOUNDARY
- PROJECT BOUNDARY
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING TRANSFORMER

REVISIONS	REV DATE	BY

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KILA TAHOE
TAHOE CITY LODGE

CONCEPTUAL UTILITY PLAN

PLACER COUNTY

CALIFORNIA

TAHOE CITY

0 1
BAR IS ONE INCH ON ORIGINAL DRAWING

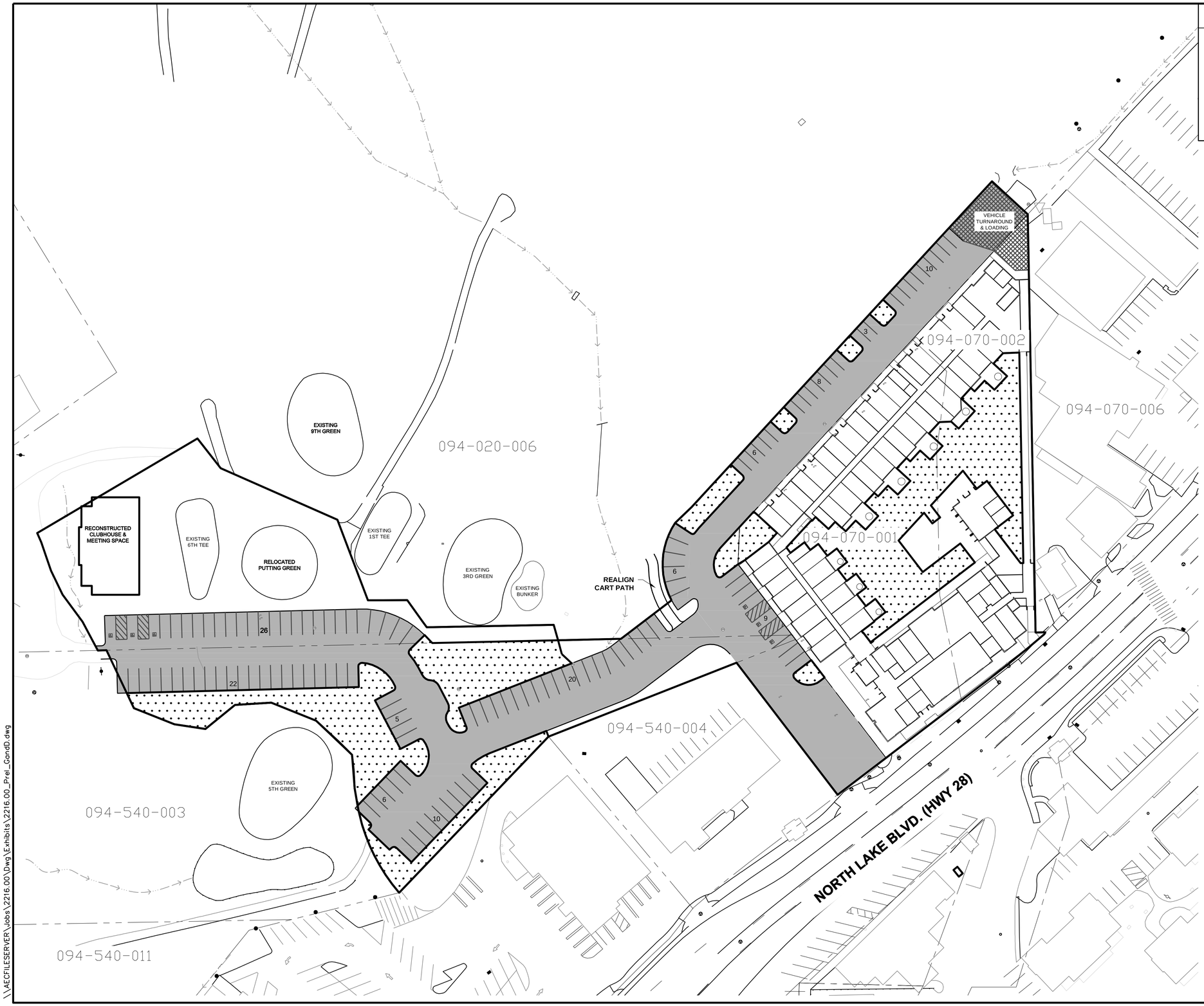
PROJECT NUMBER:	2216.00
SURVEY BY:	XXX
SURVEY DATE:	XXX
DESIGN BY:	NC
DRAFTING BY:	SM
CHECKED BY:	WA
DATE:	OCTOBER 13, 2015

SCALES:
1" = 40'
HORIZONTAL
N/A
VERTICAL

C5

SHEET: 7 of 8

J:\2216.00\Dwg\Exhibits\2216.00_C5.dwg



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CONCEPTUAL SNOW MANAGEMENT PLAN

TAHOE CITY PLACER COUNTY CALIFORNIA

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DATE:	SEPTEMBER 23, 2015

SCALES:
1" = 40'
HORIZONTAL
N/A
VERTICAL

C6
SHEET: 8 of 8