

AGENDA

TRI-COUNTY TECHNICAL ADVISORY COMMITTEE

Friday, September 5, 2008
10:00 A.M.

KMPUD COMMUNITY SERVICES BUILDING, LOOP ROAD, KIRKWOOD, CA

For further information on any of the agenda items, contact El Dorado County Planning Services at (530)621-5355.

Off-agenda items must be approved by the Tri-County Technical Advisory Committee pursuant to Section 5496.5 of the Government Code.

- A. Correspondence:
 - B. Minutes: August 1, 2008
 - C. Public matters, information items and persons wishing to address the Committee regarding non-agenda items.
 - D. Mitigation Monitoring Update
 - E. Public Hearing Items:
-
- ITEM 1: Review and possible recommendation to the Amador County Planning Commission on a conditional use permit to install a Clean-Burning Micro-Turbine and Heat Recovery Electrical Generation Facility at Mountain Utilities existing Loop Road Propane Storage and Distribution area (026-270-024). Applicant: Kirkwood Mountain Resort and Mountain Utilities

 - ITEM 2: Discussion and possible recommendation to the respective Planning Commissions for each County of an Air Quality/Solid Fuel Burning Device Ordinance establishing a fee and incentive program to reduce particulate matter emissions from solid fuel burning devices in Kirkwood. Applicant: Amador, Alpine, and El Dorado Counties

 - ITEM 3: Discussion and possible recommendation to the respective Planning Commissions for each County of an Erosion Control Ordinance applicable to Kirkwood. Applicant: Amador, Alpine, and El Dorado Counties

 - ITEM 4: Discussion and possible recommendation to the Alpine County Planning Commission of an amendment to the Expedition Lodge conditional use permit to change the total number of residential units from 22 to 35 and hotel style units from three to one. The the original sub-basement storage areas will be eliminated and the designation of the proposed wine bar will change from common area to commercial (APN: 006-010-085). Applicant: Kirkwood Mountain Resort

 - ITEM 5: Discussion and possible recommendation to the Alpine County Technical Advisory Committee of a tentative parcel map to split an existing duplex at 803 Cornice Court into two parcels (APN: 006-181-003). Applicant: Sue Mace

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

August 1, 2008

MEMBERS PRESENT: Zach Wood Alpine County
Peter Maurer El Dorado County
Susan Grijalva Amador County

OTHERS PRESENT: Tom Henie KMPUD
Nathan Lishman Amador County
Nate Whaley KMR
Michael Richter KMR
Bob Gaw

The August 1, 2008 meeting was called to order by chair Susan Grijalva at 10:15 a.m.

A. Correspondence:

None

B. Minutes:

Draft minutes for July, 14 2008 were submitted. Zach Wood moved to approve the minutes. Nathan Lishman seconded the motion which was approved 3-0.

C. Public Matters:

Tom Henie with the KMPUD commented on two projects that the district is working on. The first is to connect Kirkwood to grid power by underground line to Salt Springs Reservoir. The district has a consultant working on the design. The second is a relocation of the existing power plant from the existing Red Cliffs location to Loop Road. The new plant would act as standby once grid power is connected. The Committee discussed permitting and environmental review considerations for the proposed projects.

Mr. Henie also provided information about the Caples Lake/Silver Lake spillway gate projects. He noted that Caples will be drained by September with repair work expected to be completed this fall. EID and the resource agencies are in discussion about mitigation of the impacts to the Caples fishery.

D.1. Discussion and possible recommendation to the respective Planning Commissions for each County of an Air Quality Ordinance establishing a fee

and incentive program to reduce particulate matter emissions from solid fuel burning devices in Kirkwood.

Applicant: Amador, Alpine, and El Dorado Counties

Peter Maurer noted the following revisions to be made:

- Page 3 remove #2 under subsection C
- Define “impact” as: ... reduction in air quality
- Page 5 , Section 5, eliminate from second sentence to end of section
- Typos

The Committee discussed the need to include boilerplate sections beginning at Section 12. It was recommended that each County include their own standard language. Tables and supporting materials referenced in the ordinance should be noted by the enacting resolution. This background information will not be attached to the actual ordinance. Peter Maurer stated that El Dorado will likely package all the Kirkwood related ordinances together for adoption once the Specific Plan is approved. The Committee continued discussion of the ordinance to the next meeting pending further revision to the draft.

The meeting was adjourned at 11:43 a.m.

The next meeting is scheduled for **Friday, September 5, 2008.**

ITEM 1

August 22, 2008

VIA EMAIL (nlishman@co.amador.ca.us)



Mr. Nathan Lishman
Planner
Amador County Planning Department
810 Court Street
Jackson, California 95642

**Subject: Conditional Use Permit Application for
Mountain Utilities Clean-Burning Micro-Turbine and
Heat Recovery Electrical Generation Facility
APN 026-270-024 (14.7ac)**

Dear Nate:

Kirkwood Mountain Resort, LLC and Mountain Utilities, LLC are please to submit this Use Permit application for the construction of a 3,200sf facility to house four clean-burning propane micro-turbines, an associated heat recovery unit, and electrical distribution transformer and as well as the two existing propane vaporizers currently within the project footprint.

Initially, the facility will house four propane-fired micro-turbines and a 'Rankine-Cycle' waste-heat recovery unit capable of generating over 1.100 megawatts of power. As installed, this system will emit less than 20ppm of Nitrogen Oxides (NOx), a roughly 92 percent reduction from one of our comparable EPA Tier II Caterpillar 3516 engines of comparable generation capacity, and zero Sulfur Oxides (SOx). The capacity of this system will allow us to completely shut down our diesel-fired power plant for up to seven months of the year, replace approximately 40 percent of our average winter load, and provide a redundant power source capable of maintaining essential valley functions in the event of a winter-time emergency. {GET CO2 DATA}

In addition to the tremendous environmental benefit, there is substantial economic benefit realized by this technology passed directly through to the customers. You will remember that Kirkwood is completely isolated from the regional power grid and currently generates all of its power on-site via diesel powered generators. At the current price of diesel fuel Mountain Utilities customers (of which Kirkwood Mountain Resort represents over 50 percent) have recently paid over \$0.90/kwh through California Public Utility Commission mandated rates. Though still extremely costly relative to conventional grid power, we expect the projected delivered power cost from this system could represent as much as a 40 percent reduction in power cost to the consumer particularly in the low-demand summer months.

As a Planned Development (PD) we understand that all multi-family, commercial, or industrial structures require a Conditional Use Permit from the County. The proposed facility is appropriately located within 'service/parking' zoning, and as shown in the attached photos is the current location of two propane distribution vaporizers and an electrical transformer (one

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propane vaporizer currently located inside a ~110sf structure to be removed). In addition to the existing Mountain Utilities Storage and Distribution facilities, uses adjacent to the property include the Kirkwood Meadows Public Utility District Wastewater Treatment Plant, electrical generation facility and Vehicle Shop and the Kirkwood Mountain Resort Vehicle Shop.

The new 3,200sf, single-level facility would replace the existing 110sf vaporizer enclosure and enclose the currently exposed second vaporizer and electrical transformer. The structure will be approximately 28 feet tall, within the context of other municipal/industrial uses in the vicinity. Consistent with current operation, this facility will be staffed remotely by Mountain Utilities and will require no water, sewer (or other municipal services), additional staff or parking. Further, the noise from the project will be consistent with the existing propane distribution, electrical generation, treatment plant, and maintenance activities. In conjunction with this application a "Permit to Operate" application for this facility is currently under review by the Amador Air District.

We are planning to pour the foundation in early October and complete the relatively simple structure in the fall with electrical production to commence by the peak winter demands.

We appreciate your consideration of this environmentally and economically critical project. If you have any question please contact either Wayne Amer of Mountain Utilities at (209)258-7444 or myself at (209)258-7291.

Sincerely,

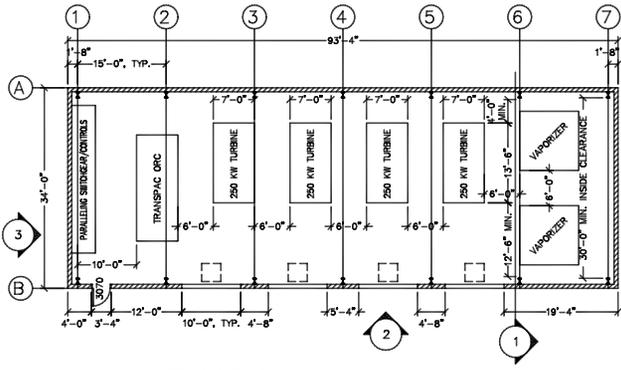


Nathan S. Whaley
Vice President

Copy: Wayne Amer, Mountain Utilities (wamer@kirkwood.com)

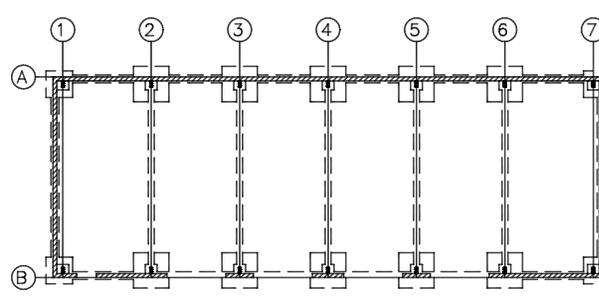


Location Plan	TransPacific Energy			
	Kirkwood Proposed Site Plan			
July 11, 2008	SIZE	FSCM NO	DWG NO NA	REV
Drawn By: JO	SCALE	None	SHEET T	1 OF 1



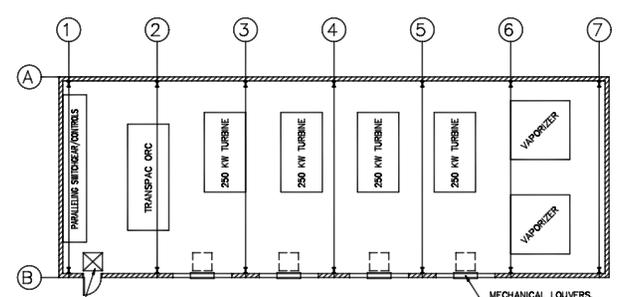
FLOOR PLAN

SCALE: 3/32" = 1'-0"



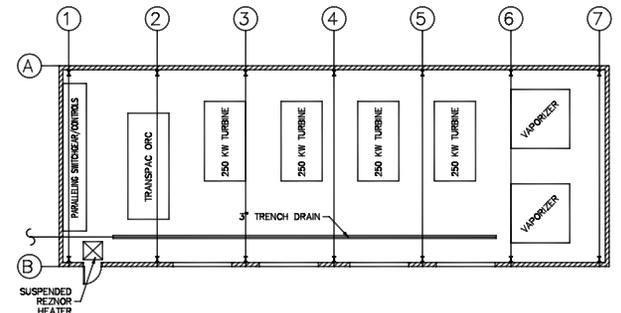
FOUNDATION PLAN

SCALE: 3/32" = 1'-0"



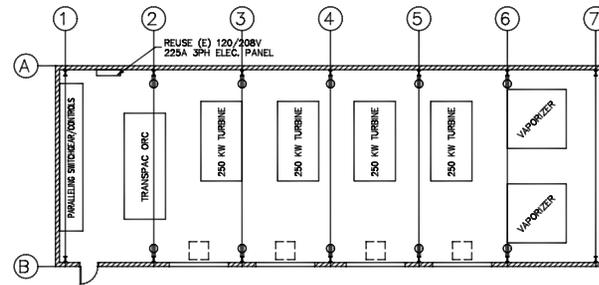
MECHANICAL PLAN

SCALE: 3/32" = 1'-0"



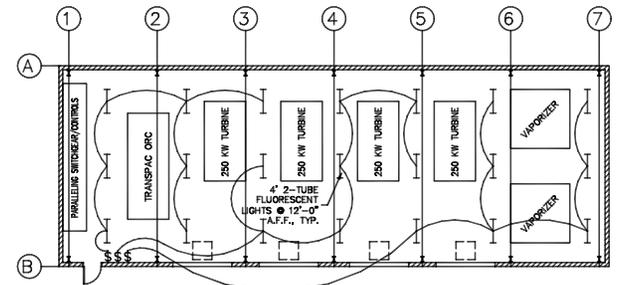
PLUMBING PLAN

SCALE: 3/32" = 1'-0"



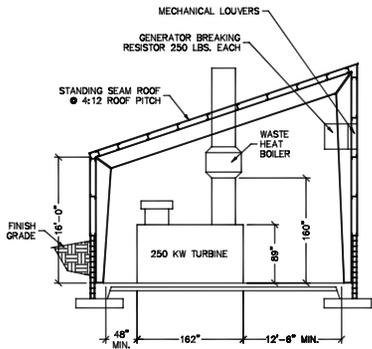
ELECTRICAL POWER PLAN

SCALE: 3/32" = 1'-0"



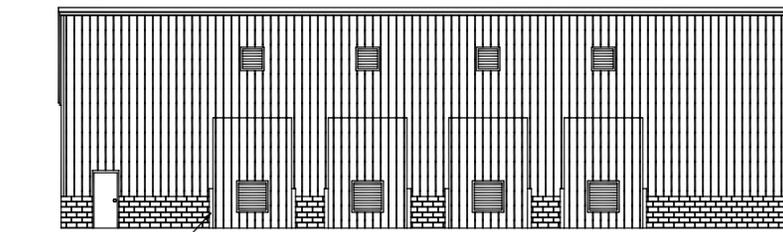
ELECTRICAL LIGHTING PLAN

SCALE: 3/32" = 1'-0"



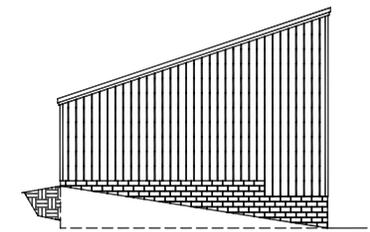
SECTION 1

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



END ELEVATION

SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION

2881 BUSINESS PARKWAY, SUITE F
 MINDEN, NEVADA 89423
 PHONE: (775) 882-5801 - FAX: (775) 287-3642
 EMAIL: CS@CSCONSTRUCTION.COM
 NV LICENSE #234449 - CA LICENSE #698130
 LICENSE: 5141 - 84330329

CENTRAL SIERRA CONSTRUCTION INC.
 GENERAL BUILDING CONTRACTOR

TRANSPACIFIC ENERGY

& FOUND. PLANS W/ SECT

DATE: 8/5/08
 FILE SHEET-1
 SCALE: 3/32"=1'
 SHEET

A-1.0



From Project Looking West (KMR Maintenance Shop)



From Project Looking East
(KMPUD WWTP Plant, Electrical Generation, & Community Dumpsters)



From Project Looking South (KMPUD Maintenance Shop)



Looking East at Project Site (from KMR Maintenance)



Looking West at Project Site (from Community Dumpsters)



Looking North at Project Site

Item 2

ORDINANCE OF THE BOARD OF SUPERVISORS,)
COUNTY OF xxxxxx, STATE OF CALIFORNIA,) ORDINANCE NO. 2008-____
ESTABLISHING A NEW SECTION ENTITLED)
“KIRKWOOD AREA SOLID FUEL BURNING DEVICE IMPACT)
MITIGATION FEES”)
_____)

WHEREAS, the Final Environmental Impact Report certified for the 2003 Kirkwood Specific Plan includes the following mitigation measure:

Mitigation Measure 4.4 (a). The counties will enact an ordinance to reduce particulate emissions from wood burning within Kirkwood. The ordinance shall include the following standards:

- Incentives to eliminate or replace existing woodburning devices which do not comply with EPA Phase II Certification requirement.
- A requirement that all new residences previously approved for the installation of new woodburning devices incorporate EPA Phase II Certified requirements.
- A requirement that, upon installation of a new EPA Phase II Certified woodburning device, at least one noncompliant wood burning device be eliminated within the Kirkwood area.
- A prohibition on installation of new woodburning devices, including open hearth-style fireplaces, which do not comply with EPA Phase II Certification requirements, except that one noncompliant open hearth style fireplace will be allowed in the following locations:
 - a common lobby area located in a building containing more than four multi-family units,
 - a common lobby area located within lodges, hotels, motels, bed and breakfast accommodations, or a public recreation/meeting facility,
 - a bar/saloon or restaurant,
 - outdoors in the Village plaza area.

WHEREAS, the xxxxxx County Board of Supervisors has reviewed the EPA PM10 Emission Factors For Residential Wood Combustion table and hereby finds that future installation of solid fuel burning devices within the Kirkwood Area will substantially and adversely affect air quality, and that unless such development contributes to the cost of reducing particulate matter emissions, particulate emissions in Kirkwood will exceed mandated maximum levels for public health, and

WHEREAS, the Board of Supervisors further finds and determines that there is a reasonable and rational relationship between the use of the solid fuel burning device impact mitigation fee and the type of development projects on which the fees are imposed; and that the fees will be used to supplement the cost of removal of non certified solid fuel burning devices in Kirkwood, that are necessary for the safety, health and welfare of the residential and non-residential users of the development projects within the Kirkwood area of xxxxxx County on which this solid fuel burning device mitigation fee will be levied; and

WHEREAS, the solid fuel burning device impact mitigation fees shall be used to create a solid fuel burning device removal rebate to reduce particulate matter emissions related to new development because such development results in additional particulate matter thus creating the demand for the mitigation; and

WHEREAS, establishing fees for the purpose of obtaining funds for impact mitigation is statutorily exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15273 of the CEQA Guidelines, and

WHEREAS, the Board of Supervisors finds as follows:

1. The proposed ordinance is in conformance with the General Plan and Kirkwood Specific Plan in that it will mitigate the impacts of new solid fuel burning devices on air quality in Kirkwood.
2. The proposed ordinance is in conformance with the particulate matter reduction plan that contains the necessary elements to meet State Law and County Ordinances.
3. The proposed ordinance will not be detrimental to the health, safety, peace, morals or general welfare of the County or its people. The proposed ordinance seeks to provide funding to augment other sources of federal, state and local highway funding for the purpose of constructing roadway improvements that are needed to maintain a reasonable level of service or provide for the safety of traffic using the state highways and other major roads.

NOW THEREFORE, the Board of Supervisors of the County of XXXX, State of California, does hereby adopt the particulate matter reduction plan, together with the Capital Improvement Plan therein.

BE IT FURTHER RESOLVED, the Board of Supervisors of the County of XXXX, State of California does hereby ordain that a new section of the XXXX County Code entitled “Kirkwood Area Solid Fuel Burning Device Mitigation Fees” as described in the attached Exhibit A is enacted.

PASSED AND ADOPTED this XXth day of XXXXXX 2008 by the following vote:

Exhibit A

KIRKWOOD AREA SOLID FUEL BURNING DEVICE MITIGATION FEES

Section 1 **Purpose and Intent.**

- A. In order to implement the goals and objectives of the County's general plan, for the County to meet its requirement to mitigate significant adverse impacts as set forth in the California Environmental Quality Act, and to mitigate impacts caused by new development within the County, solid fuel burning device impact mitigation fees may be necessary. The fees will be used only to provide incentives for the removal of wood burning devices which do not meet EPA Phase II standards. This chapter accomplishes this purpose by authorizing the imposition of a wood burning device impact mitigation fee on development projects to be used to mitigate the development projects' impact on air quality.

- B. This chapter is enacted pursuant to and shall be administered in compliance with Chapters 5, 6, 7, 8, and 9 (commencing with Section 66000) of the Government Code collectively entitled the "Mitigation Fee Act."

- C. The Board of Supervisors finds and determines that:
 - 1. New solid fuel burning devices will cause increased particulate matter (PM-10) emissions in Kirkwood. The funds generated by the solid fuel burning device impact fee will help mitigate increased particulate matter (PM-10) emissions.
 - 2. This chapter, while recognizing this problem, does not have the purpose of allowing or mandating the imposition of a solid fuel burning device mitigation fee on those development projects which do not impact particulate matter emission via the burning of solid fuel.
 - 3. The public health, safety, peace, morals, convenience, comfort, prosperity and general welfare of all County residents will be promoted by the adoption of this chapter, with the fee generating a portion of the funds necessary for incentives to reduce particulate matter emissions.

Section 2 Definitions.

Words, when used in this chapter and in resolutions adopted thereunder, shall have the following meanings:

"Development project" means any project which includes the installation of a new solid fuel burning device

"Impact" means physical injury and wear and tear or reduction in level of service.

"Kirkwood area" means the following areas of portions thereof located within Alpine County: the 2003 Kirkwood Specific Plan area as approved by Alpine County; and the Special Use Permit area for the Kirkwood Mountain Resort as approved by the Eldorado National Forest.

"Non-certified solid fuel burning device" is a fireplace, wood heater, or pellet-fired heater or similar device burning solid fuel used for aesthetic or space-heating purposes that does not meet US EPA Phase II efficiency requirements

"Solid fuel burning device impact mitigation fee" means a monetary exaction, other than a tax or assessment, which is charged by the County to the development project in connection with its approval for the purpose of offsetting the impact of particulate matter (PM-10) caused by the installation of a new solid fuel burning devices. Solid fuel burning device impact mitigation fees are referred to herein as the "fee."

"Solid fuel burning device" is a fireplace, wood heater, or pellet-fired heater or similar device burning solid fuel used for aesthetic or space-heating purposes

Section 3 Prohibition on installation of solid fuel burning devices

The installation of new a solid fuel burning device in Kirkwood is prohibited unless it meets the following requirements or is an exception under Section 4 of this code:

- A) The device shall meet U.S. EPA Phase II efficiency requirements set forth in Part 60, Title 40 Subpart AAA Code of Federal Regulation
- B) The device can only be installed in a dwelling unit which is permitted to have a solid fuel burning device by the Kirkwood Specific Plan or subsequent use permit
- C) The device shall be legally installed according to the applicable local building code

Section 4 Exceptions on installations of a solid fuel burning device.

The installation of one new solid fuel burning device that does not meet U.S. EPA Phase II efficiency requirements will be allowed in the following locations:

- A) A common lobby area located in a building containing more than four multi-family units,
- B) A common lobby area located within lodges, hotels, motels, bed and breakfast accommodations, or a public recreation/meeting facility,
- C) A bar/saloon or restaurant,
- D) Outdoors in the Village plaza area.

Section 5 **Establishment of a solid fuel burning device impact fee.**

The Board of Supervisors shall establish and amend the fee by resolution which is a legislative act.

Section 6 **Collection of solid fuel burning device impact fee.**

A. The fee authorized by this chapter shall be collected at the earliest time permitted by law. Except as set forth in subsection B of this section for residential development projects, that time shall be when an entitlement, such as a final subdivision map, rezoning, use permit, or building permit, is finally approved and the impact caused by the development project is known. The foregoing notwithstanding, a fee imposed on a development project at the entitlement stage does not foreclose the imposition of an additional fee if additional development is to be carried out on the site.

B. Imposition of Fees on a Development Project.

1. A fee imposed on a development project shall not be required to be paid until the earliest of the following dates: (a) when the dwelling is able to be occupied, meaning when public utility-supplied electrical power is connected to the dwelling, (b) when the final inspection is made and the certificate of occupancy is issued, or (c) a dwelling constituting all or part of the development project is occupied. "Final inspection" and "certificate of occupancy," as used in this section, have the same meaning as described in Sections 305 and 307 of the Uniform Building Code, International Conference of Building Officials, 1985 Edition, or as said code may be amended from time to time.
2. If the residential development project contains more than one single-family dwelling, the County, at the time of the imposition of the fee, may determine that the fee should be paid at an earlier date than set forth in subsection (B)(1) of this section as set forth in Government Code Section 66007.

Section 7 **Solid fuel burning device mitigation fee fund.**

Fees paid pursuant to this chapter shall be held by the XXXX County auditor in a separate solid fuel burning device impact mitigation fee fund to be expended for the purpose for which they were collected. The County Auditor shall retain interest accrued on fees and allocate it to the accounts for which the fees were imposed. Upon receipt of a fee the County shall deposit, invest, account for, and expend the fee pursuant to Government Code Section 66006.

Section 8 **Establishment of a non certified solid fuel burning device removal rebate.**

The removal of a non certified solid fuel burning device will be eligible for a cash rebate from the solid fuel burning device impact fee fund. Eligibility for a cash rebate for removal of a non certified solid fuel burning device shall be defined as meeting the following requirements as determined by the local Building Official:

- A) The non certified device is legally installed under the Building Code
- B) The non certified device is capable of burning solid fuels as installed
- C) The non certified device has been either removed or permanently disabled

The Planning Department shall review and approve applications for a solid fuel burning device removal rebate. Rebates shall be distributed on a first come first served basis based on meeting all the requirements outlined in this section. The Planning Department shall authorize the Auditor to make payment to the applicant upon confirmation that an application for a solid fuel burning device removal rebate has been approved.. The applicant shall be responsible for all building inspection fees related to the application for solid fuel burning device removal rebate.

Section 9 **Solid fuel burning device impact fee- Unused funds.**

If after a period of five years there have been no approved applications for a solid fuel burning device removal rebate the Planning Department shall use the remaining funds in the solid fuel burning device impact fee fund for educational programs to promote reduction of particulate matter (PM-10) in the Kirkwood area.

Section 10 **Natural disaster fee exemption.**

No fee shall be imposed on the reconstruction of any residential, commercial, or industrial development project that is damaged or destroyed as a result of a natural disaster as declared by the Governor of the State of California.

Item 4

August 7, 2008

VIA EMAIL (brian@pd.alpinecountyca.gov)



Mr. Brian Peters
Director
Alpine County Planning Department
17300 State Route 89
Markleeville, California 96120

**Subject: Expedition Lodge (West Village Unit II, Lot 9)
Use Permit (2006-12) Amendment Application**

Dear Brian:

Per our discussions, please find the attached floorplans, elevations, unit program summary, and parking analysis for the revised Expedition Lodge development. We are proposing three changes from the original application approved by the planning commission as follows:

1. Increased Residential Unit Count: converting the originally approved 22 3- and 4-bedroom units and 3 hotel-style suites to a mix of 35 2-, 3-, and 4- bedroom units and 1 hotel-style suite. The total area (square footage) of the residential program is not changing measurably.
2. Removal of sub-basement: A more detailed geotechnical investigation of the site concluded that the significant over-excavation originally anticipated was not required. Thus we have eliminated the sub-basement storage areas (below the parking garage) from the original application.
3. Additional Commercial Designation: The "wine bar" shown in the original Use Permit was designated as 'common area' for the Kirkwood Community Association. We are now proposing to formally designate this space as "commercial" to ensure we do not create an inadvertent Use Permit conflict by allowing public (non-KCA) use.

Remember that the sitework, utilities, and foundation footings of Expedition Lodge were constructed during the summer of 2007. We are not proposing any changes to the utility, grading, drainage, or footprint of the building, thus the original studies remain applicable to this amendment. While we are proposing minor modifications to the locations and number of windows and decks in the building elevations, the building mass and character will remain the same and specifically we are not proposing any change to the building height.

As with the originally approved building, we have continued to exceed the amount of covered parking required by the Specific Plan by providing excess tandem-covered parking spaces for the larger units in lieu of traditional un-covered parking.

I understand from our conversation that there are funds remaining on deposit from the original Expedition Lodge Tentative Map and Use Permit application. Please let me know if and/or when this account needs to be replenished.

Kirkwood Mountain Resort • P.O. Box 1 • Kirkwood, CA 95646
(209) 258-6000 • Fax (209) 258-8899 • Lodging: 800-967-7500

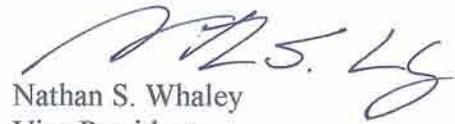
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Please feel free to contact me at (209)258-7291 with any questions or concern. Thank you again for your assistance.

Sincerely,

KIRKWOOD EXPEDITION PARTNERS, LLC

A handwritten signature in black ink, appearing to read "N.S. Whaley". The signature is fluid and cursive, with the first name "Nathan" and last name "Whaley" clearly distinguishable.

Nathan S. Whaley

Vice President

Expedition Lodge Land I, LLC; Managing Member

Expedition Lodge
Program Summary - Plaza through Fifth Floor (revised)

FLOOR	UNIT #	UNIT SF	DECK SF	TOTAL SF	NO. OF BEDROOMS
FIRST	A	1,477	104	1,581	3
	B	1,216	90	1,306	2
	C	1,480	90	1,570	2
	F	1,415	90	1,505	2
	H	1,232	90	1,322	2
	RETAIL SHOP	1,300		1,300	
	WINE BAR	1,240		1,240	
	CLUB LOUNGE/FITNESS	3,540		3,540	
	CORRIDOR	1,591		1,591	
SECOND	A	1,477	104	1,581	3
	B	1,216	90	1,306	2
	C	1,480	90	1,570	2
	D	1,887	90	1,977	3
	E	1,497	90	1,587	2
	F	1,415	90	1,505	2
	G	1,500	90	1,590	2
	H	1,334	90	1,424	2
	J	1,660	90	1,750	3
	CORRIDOR	1,635		1,635	
	THIRD	A	1,477	104	1,581
B		1,216	90	1,306	2
C		1,480	90	1,570	2
D		1,887	90	1,977	3
E		1,497	90	1,587	2
F		1,415	90	1,505	2
G		1,500	90	1,590	2
H		1,334	90	1,424	2
J		1,660	90	1,750	3
CORRIDOR		1,635		1,635	
FOURTH		A	2,185	104	2,289
	B	2,073	90	2,163	3
	C	2,240	90	2,330	3
	D	2,172	90	2,262	3
	E	2,876	90	2,966	4
	F	2,190	90	2,280	3
	CORRIDOR	1,604		1,604	
	FIFTH	A	2,185	104	2,289
B	2,073	90	2,163	3	
C	2,240	90	2,330	3	
D	2,172	90	2,262	3	
E	2,381	90	2,471	3	
F	2,190	90	2,280	3	
POWDER SUITE	567		567		
CORRIDOR	1,604		1,604		
Total		75,445	3,220	78,665	90

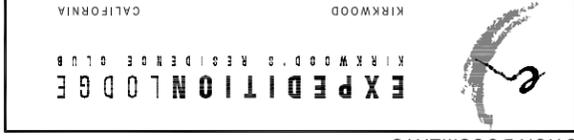
Expedition Lodge
Parking Metrics (Revised)

Unit	Quantity	Covered	Total Parking	Covered	Covered	Covered	Total	Uncovered	Total
		Parking Requirement	Requirement	Tandem Stalls	Tandem Spaces	Single Spaces	Covered Spaces	Spaces	Spaces
1-2 BR	16	16.0	24.0	-	-	16	16.0	8	24.0
3-4 BR	19	28.5	38.0	12	24.0	8	32.0	6	38.0
Hotel	1	-	1.0	-	-	-	-	1	1.0
Commerical	2,540	-	3.0	-	-	-	-	3	3.0
Mountain Club (replacement)	4	4.0	4.0	-	-	4	4.0	-	4.0
Total		48.5	70.0	12.0	24.0	28.0	52.0	18.0	70.0

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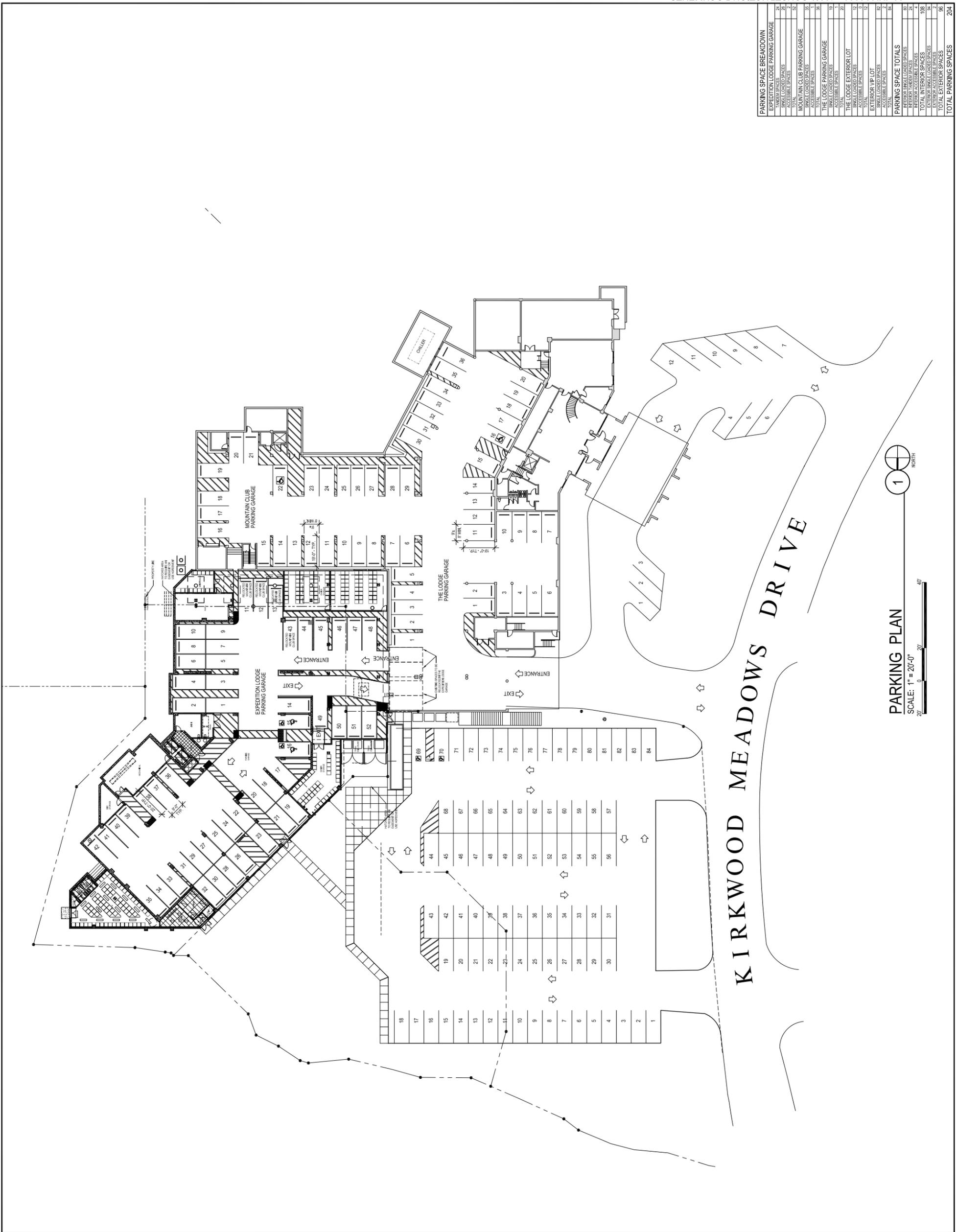
REVISIONS:
30 JULY 2008
PLANNED REVISION

JOB NO: 200325
DATE: 14 FEBRUARY 2008
CHECKED BY: TAJ
DRAWN BY: TB
SCALE: 1" = 20'-0"

SHEET:
A0.4
OF: 204

30 JULY 2008 - 100% CONSTRUCTION DOCUMENTS

PARKING SPACE BREAKDOWN	
EXPEDITION LODGE PARKING GARAGE	26
SINGLE LOADED SPACES	26
ACCESSIBLE SPACES	2
TOTAL	28
MOUNTAIN CLUB PARKING GARAGE	52
SINGLE LOADED SPACES	52
ACCESSIBLE SPACES	1
TOTAL	53
THE LODGE PARKING GARAGE	36
SINGLE LOADED SPACES	36
ACCESSIBLE SPACES	1
TOTAL	37
THE LODGE EXTERIOR LOT	108
SINGLE LOADED SPACES	108
ACCESSIBLE SPACES	0
TOTAL	108
EXTERIOR VIP LOT	12
SINGLE LOADED SPACES	12
ACCESSIBLE SPACES	2
TOTAL	14
PARKING SPACE TOTALS	
ANTERIOR SINGLE LOADED SPACES	80
ANTERIOR ACCESSIBLE SPACES	4
TOTAL INTERIOR SPACES	108
EXTERIOR SINGLE LOADED SPACES	94
EXTERIOR ACCESSIBLE SPACES	2
TOTAL EXTERIOR SPACES	96
TOTAL PARKING SPACES	204



PARKING PLAN
SCALE: 1" = 20'-0"
20' 0' 40'



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**EXPEDITION
LODGE
ALTERNATE
PRODUCT
DESIGN**

KIRKWOOD, CA.
JOB NO: 6535
DATE: JUNE 2008
REVISIONS:

NOT FOR CONSTRUCTION

PLAZA FLOOR PLAN

A2.1

SHEET KEYNOTES

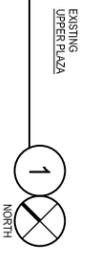


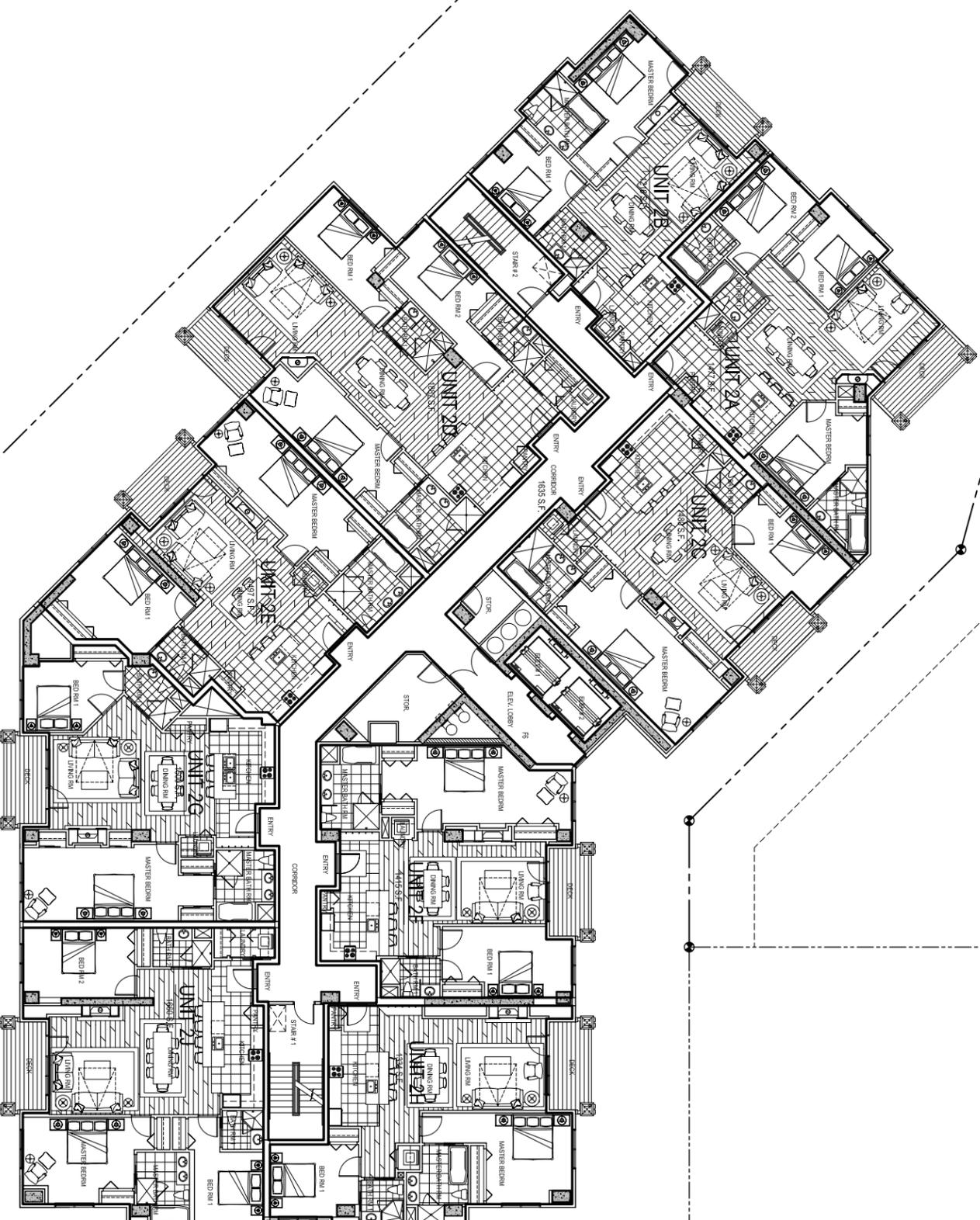
LEGEND

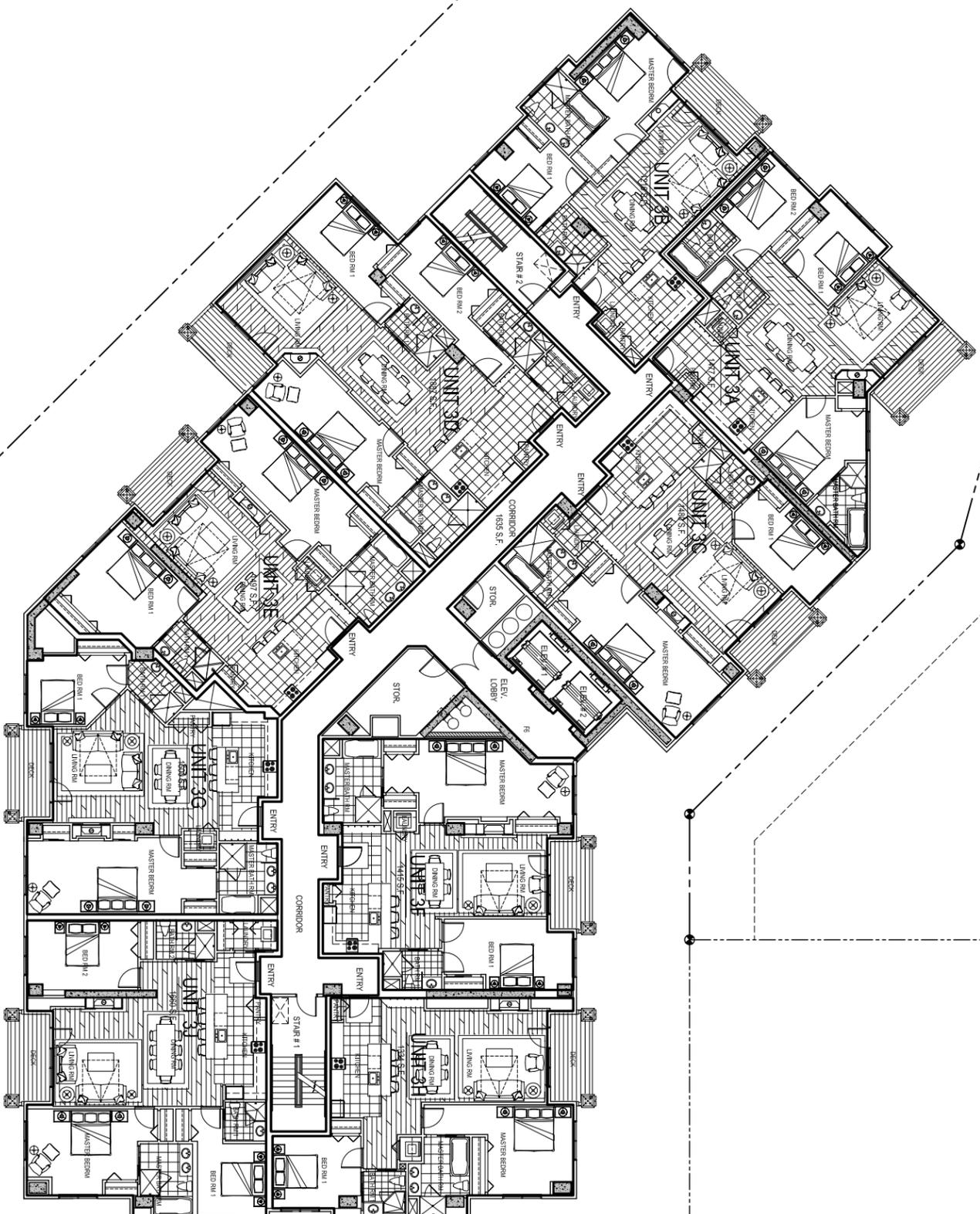


PLAZA LEVEL FLOOR PLAN - ALTERNATIVE PRODUCT DESIGN

1/8"=1'-0"







3RD FLOOR PLAN - ALTERNATIVE PRODUCT DESIGN
1/8"=1'-0"



LEGEND

SHEET KEYNOTES

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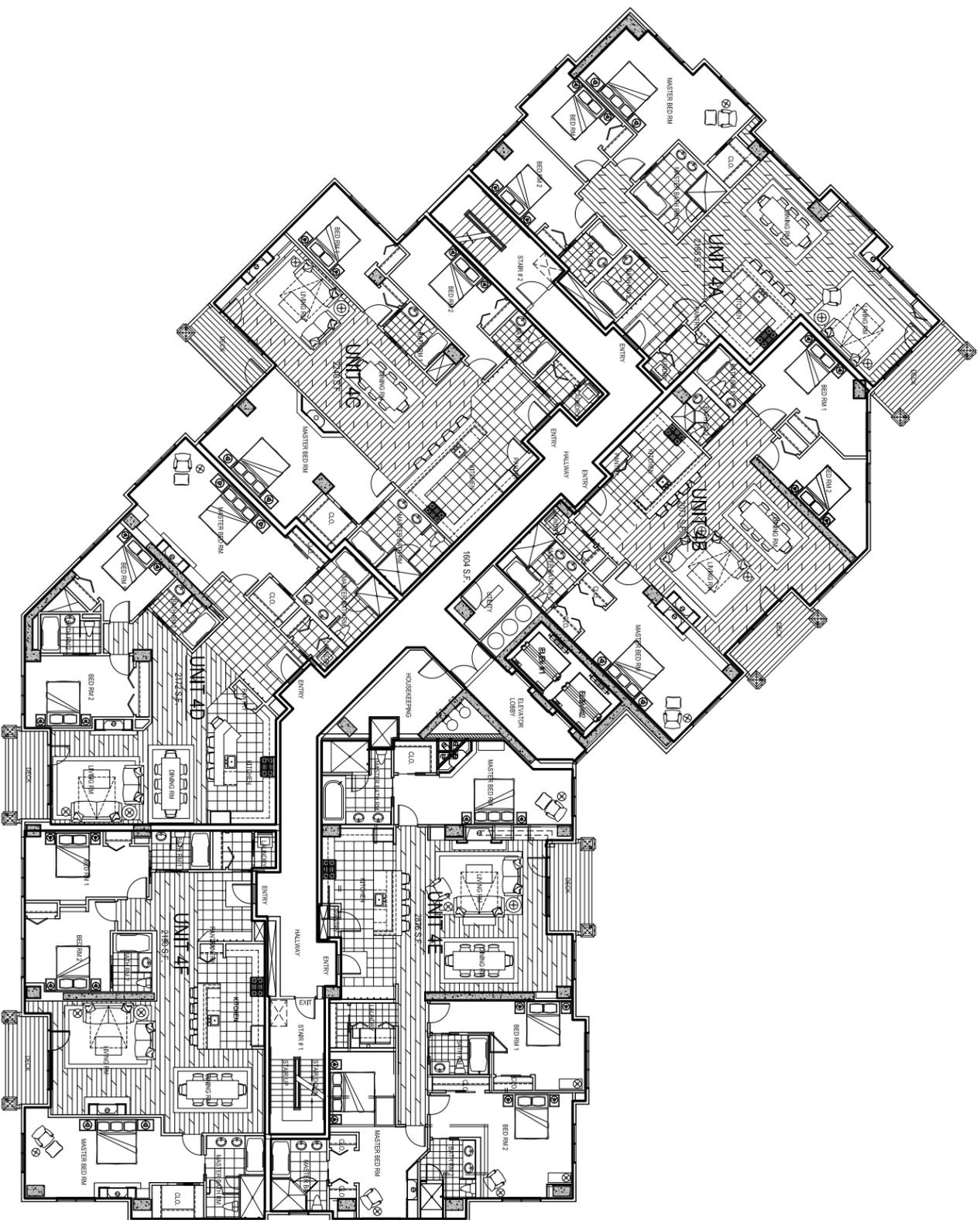
**EXPEDITION
LODGE
ALTERNATE
PRODUCT
DESIGN**

KIRKWOOD, CA. 0508
JOB NO.: 0508
DATE: JUNE 2008
REVISIONS:

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THIRD FLOOR PLAN

A2.3



4TH FLOOR PLAN - ALTERNATIVE PRODUCT DESIGN
1/8"=1'-0"



GENERAL SHEET NOTES

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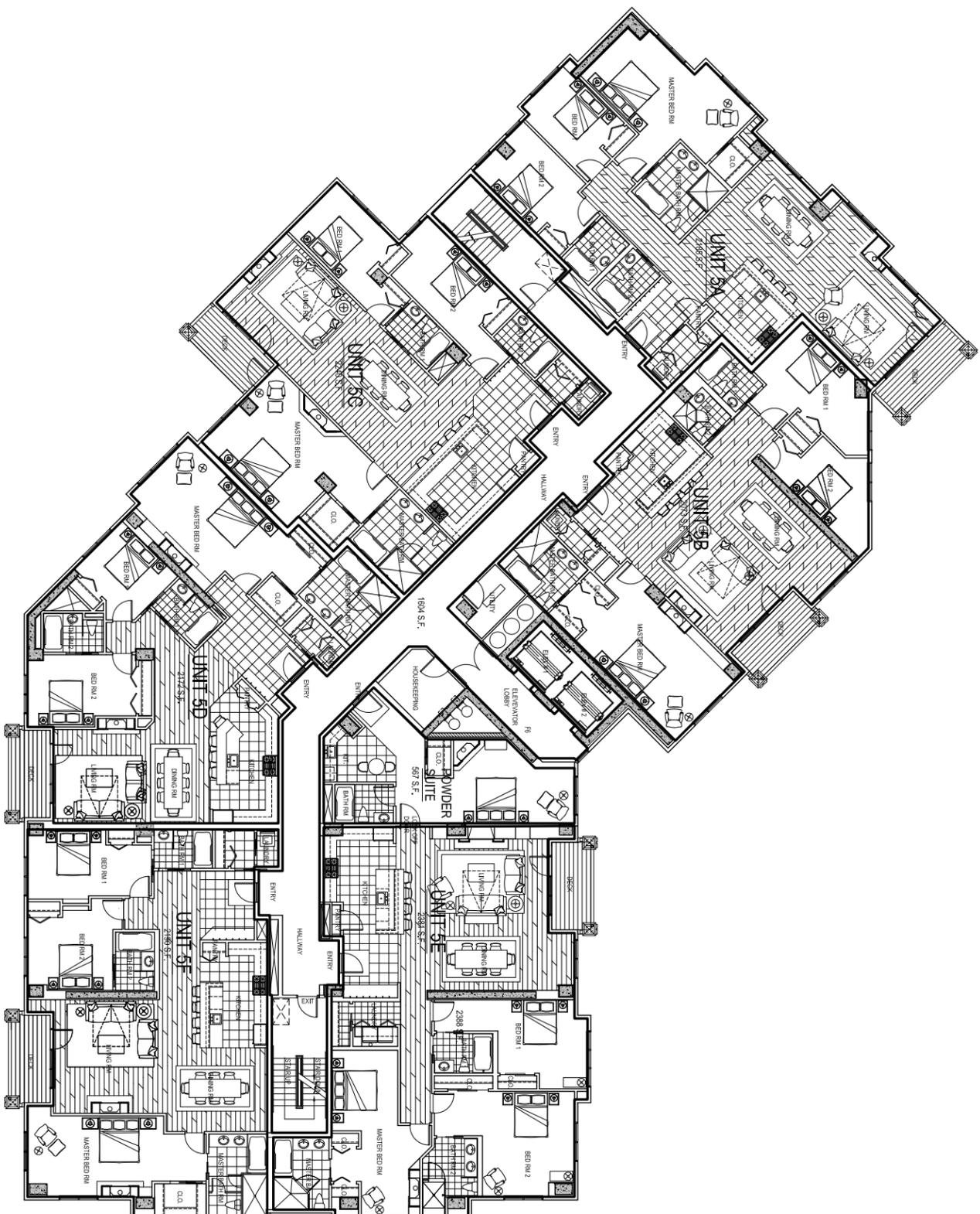
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KIRKWOOD, CA.
JOB NO: 0008
DATE: JUNE 2008
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FOURTH FLOOR PLAN

A2.4



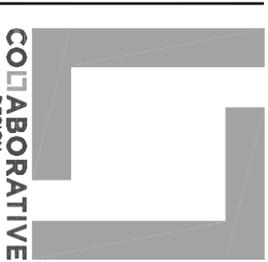
5TH FLOOR PLAN - ALTERNATIVE PRODUCT DESIGN
1/8"=1'-0"



GENERAL SHEET NOTES

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DATE PLOTTED: 7/29/08 11:58:58 AM

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LODGE
ALTERNATE
PRODUCT
DESIGN**

KIRKWOOD, CA.

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FIFTH FLOOR PLAN

A2.5

GENERAL SHEET NOTES



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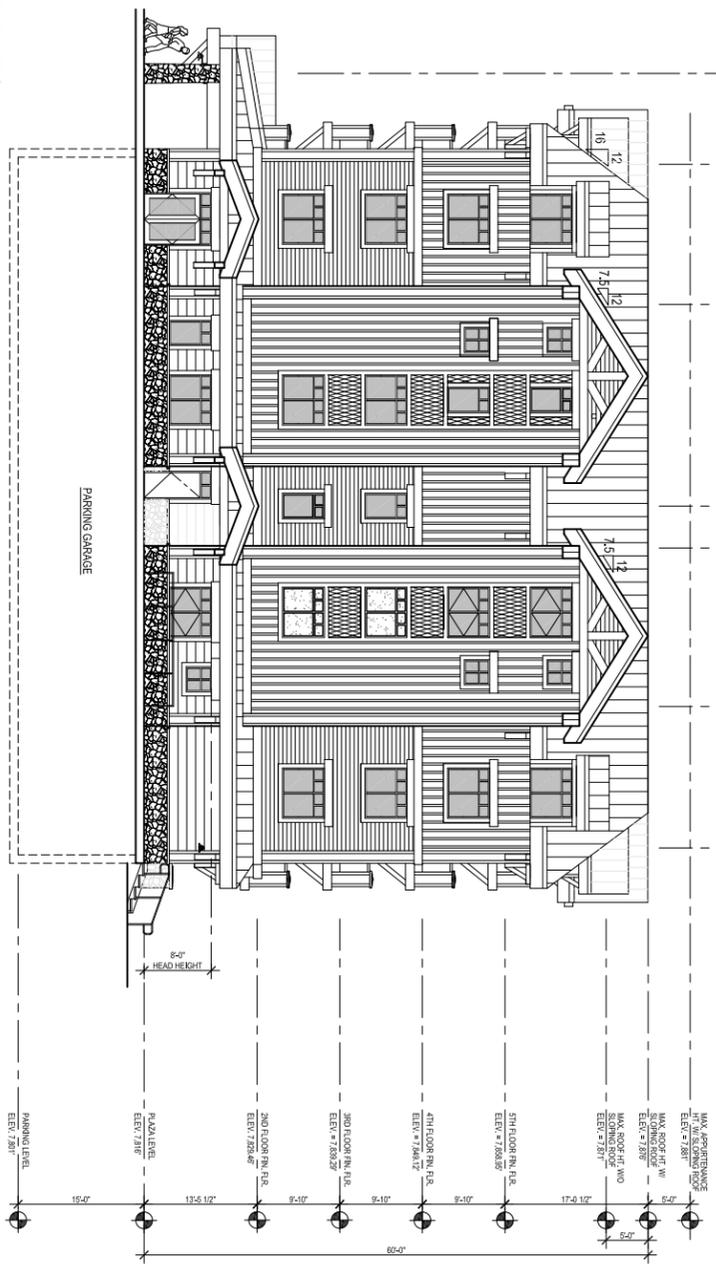
REAR EXTERIOR ELEVATION - LOOKING NORTH

2

SHEET KEYNOTES



11' 8' 7' 6' 5' 3' 1'



WEST EXTERIOR ELEVATION

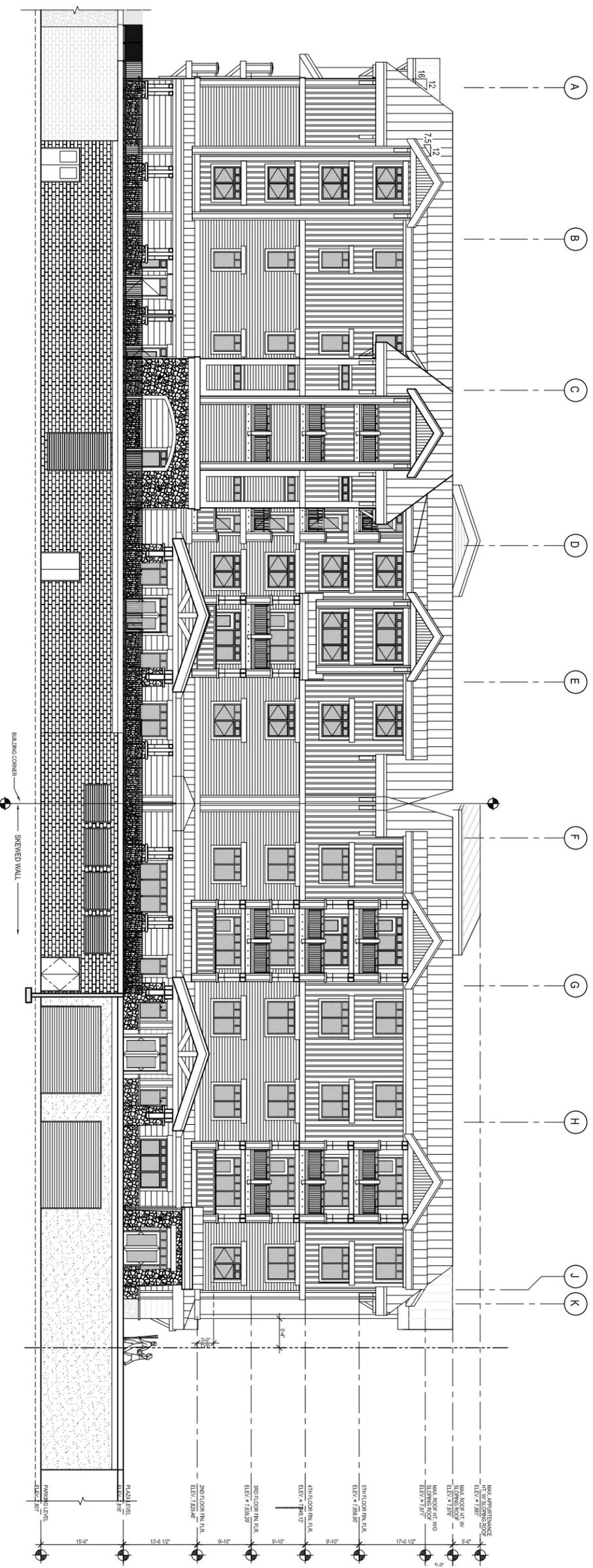
1

LEGEND

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 EXTERIOR ELEVATIONS

EXPEDITION LODGE ALTERNATE PRODUCT DESIGN

KIRKWOOD, CA.
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NORTH & NORTHWEST EXTERIOR ELEVATION

2



EXTERIOR ELEVATION LOOKING EAST

1

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EXPEDITION LODGE ALTERNATE PRODUCT DESIGN

KIRKWOOD, CA.
JOB NO: 6535
DATE: JUNE 2008
REVISIONS:

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EXTERIOR ELEVATIONS

Item 5

Dear Alpine County Planning Dept.,

July 10, 2008

In 2004, we purchased lot 803 Cornice Ct. (parcel #06-181-03) at Juniper Ridge in Kirkwood, CA with our partners Jim and Lisa Reilly. We have since built a duplex on the lot and we would now like to formally split the lot. We've completed the application for the lot split and have submitted that and the required number of B-sized and D-sized drawings. In addition, we have contracted with Chip Brejc of InSite Land Surveys so that the appropriate drawings delineating the precise split of the lot can be made. He has delivered the preliminary drawings to Zack Wood. We'd like you to review this request and proceed with the formal splitting of the lot.

As we discussed, I have mailed a check for \$1200. Please let me know if there is anything else that I need to provide at this time.

Sincerely,

Sue and Jon Mace (831)684-2268, email: sm95003@charter.net

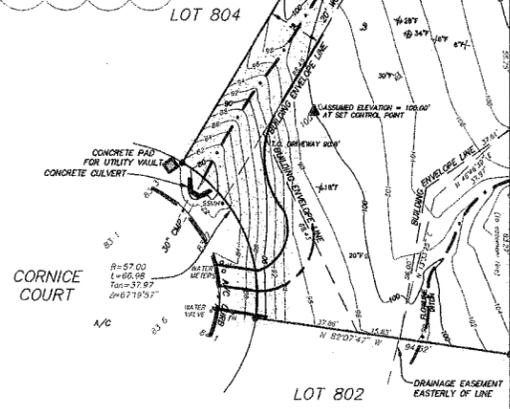
Jim and Lisa Reilly (831)688-8156, email: jim4jrc@aol.com

BUILDING DATA

OCCUPANCY: R-3/U-1 (GARAGE)
 CONSTRUCTION TYPE: V-N
 FLOOR AREA: 2,962 S.F. DUPLEX UNIT A
 2,877 S.F. DUPLEX UNIT B
 660 S.F. GARAGE UNIT A
 660 S.F. GARAGE UNIT B
 SPRINKLERS: YES

DEFERRED SUBMITTALS

- 1) SPIRAL STAIR @ LOFT/UNIT B
- 2) SPRINKLER SYSTEM PLAN



SITE PLAN



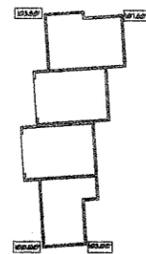
SCALE: 1:30

**TOPOGRAPHIC & BOUNDARY SURVEY
 LOT 803, JUNIPER RIDGE
 CORNICE COURT, A.P.N. 06-181-03**

ALPINE COUNTY, CA

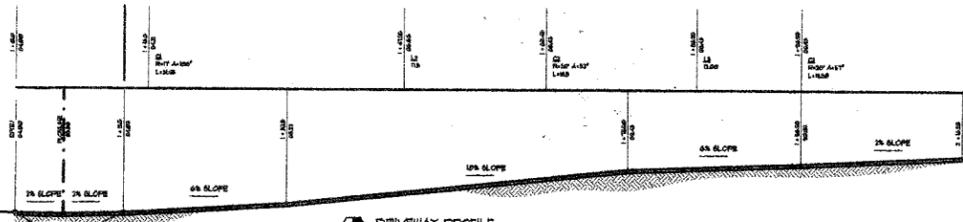
InSite Land Surveys, P.O. Box 551085, South Lake Tahoe, California 96155 530-577-4815

**AVERAGE DASH
 ELEVATION CALC.**



ENVELOPE AREA	1418 SQ. FT.
TOTAL PROPOSED COVERAGE	1418 SQ. FT.
LOT SIZE: 1848 SQ. FT.	
COVERAGE SPREAD: 57%	
BUILDING	1360 SQ. FT.
FRONT STAIRS & DECKS	80 SQ. FT.
REAR DECKS & PORCHES	80 SQ. FT.
DRIVEWAY	248 SQ. FT.
TOTAL	1468 SQ. FT.

AVG OF (4) CORNICE VIEWS
 1"=10' (SEE PLAN) - 1"=10' (SEE PLAN)
 BASED ON 10' ABOVE AVG OF (4) CORNICES



DRIVEWAY PROFILE
 SCALE: 1"=10'

**TEMPORARY/ PERMANENT EROSION
 CONTROL CONSTRUCTION NOTES**

1. ALL TEMPORARY BEST MANAGEMENT PRACTICES (BMP'S) EMPLOYED AT PROJECTS WITHIN THE EAST MEADOWS SUBDIVISION SHALL MEET THE APPROVAL OF THE EAST MEADOWS HOMEOWNERS ASSOCIATION AND THE ALPINE COUNTY PUBLIC WORKS DEPARTMENT. REFERENCE IS MADE TO THE WATER QUALITY PLAN FOR THE LAKE TAHOE REGION: VOLUME 2, HANDBOOK OF BMP'S, TAHOE REGIONAL PLANNING AGENCY.
2. ALL TEMPORARY BMP'S SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE. SUCH FEATURES SHALL INCLUDE AT A MINIMUM: TEMPORARY TREE PROTECTION FENCINGS SURROUNDING ALL TREES TO REMAIN WITHIN 30 FEET OF PROPOSED PROJECT; INSTALLATION OF EROSION CONTROL FEATURES SUCH AS FILTER FENCING AND BALES, AT THE DOWN-GRADIENT EDGE OF DISTURBED AREAS; AND SITE PROTECTION FENCINGS WHICH SHALL BE PLACED A MAXIMUM OF 20 FEET FROM EDGE OF PROPOSED IMPROVEMENTS.
3. TOPSOIL SHALL BE REMOVED AND STOCK-PILED FOR LATER RE-USE AS A RE-VEGETATIVE MEDIA ON DISTURBED AREAS. RUNOFF FROM STOCKPILED AREAS SHALL BE CONTROLLED BY ENCIRCLING STOCKPILED MATERIALS WITH FILTER FENCE, RICE BALES, COIR FIBER LOGS, ETC.
4. ALL EXCESS SPOILS FROM EXCAVATION OPERATION SHALL BE DISPOSED OF IN A LAWFUL MANNER, OUTSIDE OF THE KIRKWOOD MEADOWS AREA.
5. FILTER FENCE SYSTEM SHALL BE BACKED BY EITHER RICE BALES OR COIR FIBER LOGS, STAKED WITH STEEL STAKES AT 48" O/C MAX, WHERE INSTALLED ON SLOPES GREATER THAN 3:1.
6. NATIVE ROCK REMOVED DURING EXCAVATION SHALL BE INCORPORATED INTO PERMANENT BMP, AND/OR LANDSCAPE FEATURES WHEREVER POSSIBLE.
7. ALL PREVIOUSLY EXISTING AND NEWLY CREATED DISTURBED AREAS ON SITE SHALL BE SCARIFIED, MULCHED, AND RE-VEGETATED PRIOR TO FINAL APPROVAL.
8. RE-VEGETATION METHODS SHALL INCLUDE THE APPLICATION OF NATIVE SEED MIX CONSISTENT WITH LOCAL SITE CONDITIONS, AS SPECIFIED IN THE KIRKWOOD EROSION CONTROL PLAN; AND AS APPROVED BY EMACC.
9. SITE SHALL BE WINTERIZED PRIOR TO OCTOBER 30. TEMPORARY BMP'S IN PLACE SHALL BE INSPECTED AND REPAIRED AS REQUIRED. ACCESS TO THE SITE SHALL BE WINTERIZED BY PLACING A CONTINUOUS LINE OF FILTER FENCING, OR RICE BALES ACROSS THE ACCESS CUT OR FILL SLOPE GREATER THAN 3:1 IN SLOPE, CREATED BY THE PROJECT, SHALL BE COVERED WITH WOVEN EROSION CONTROL BLANKETS, OR SIMILAR SYSTEMS, UNTIL VEGETATION HAS BEEN RE-ESTABLISHED ONE YEAR LATER.
10. IRRIGATION SHALL BE PROVIDED FOR ALL RE-VEGETATIVE AND LANDSCAPE EFFORTS. IRRIGATION SHALL BE ESTABLISHED UPON COMPLETION OF THE INSTALLATION OF THE DOMESTIC WATER SERVICE; WHICH SHALL INCLUDE A DESIGNATED IRRIGATION SUB-OUT.
11. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE EMACC DESIGN GUIDELINES.
12. MECHANICAL SCARIFICATION OF DISTURBED SOIL IS REQUIRED PRIOR TO RE-VEGETATION.
13. RESEED WITH SEED MIX #1 at 4# lbs. PER ACRE WITH HAND CRIMPED STRAW MULCH TO ALL DISTURBED AREAS.

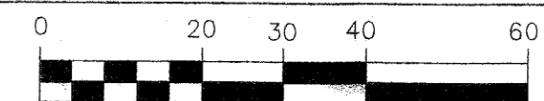
- GENERAL NOTES**
- *EMACC AND ALPINE COUNTY HAVE A SITE WINTERIZATION DEADLINE OF OCT. 31
 - *SURFACE WATER WILL DRAIN AWAY FROM BUILDING
 - *THIS PROJECT SHALL COMPLY WITH TITLE 24 AND THE 1991 UBC, 2001 CBC, 2000 UMC, 2000 UPC AND 1999 NEC AND TRFA REQUIREMENTS.
 - *TOPOGRAPHICAL AND BOUNDARY SURVEY SUPPLIED BY OTHERS - IN-SITE LAND SURVEYS
 - *BUILDING MATERIAL STORAGE TO BE LOCATED ON DRIVEWAY AND TEMPORARY CONTRACTOR ACCESS. LENGTH OF TIME FOR MATERIALS TO BE STORED IN THIS LOCATION IS APPROXIMATELY ONE YEAR.
 - *TEMPORARY POWER SHALL NOT BE NAILED TO TREES
 - *TRENCHES SHALL BE LOCATED SO THAT TREES WILL NOT BE DAMAGED.
 - *NO PERMANENT CEMENT OR MATERIAL TO BE USED OUTSIDE OF BUILDING ENVELOPE, EXCEPT DRIVEWAYS AND RIP-RAP REQUIRED TO STABILIZE GRADED SLOPES OR DRAINAGE CHANNELS.
 - *STAKE OUT WILL BE DONE BY A LICENSED SURVEYOR. USING 4" WOOD OR STEEL STAKES (CORNERS OF BUILDING, DECKS, & PARKING AREA WILL BE STAKED AND DEFINED WITH STRING.
 - *MAIN FLOOR ELEVATION TO MARKED WITH A STAKE AND TO REMAIN THROUGHOUT CONSTRUCTION.
 - *CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS SHOWN AND NOTIFY BEN FAGAN DESIGN OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
 - *SPACING OF SNOW STAKES AS RECOMMENDED BY EMHOA SNOW REMOVAL CONTRACTOR.

30" GALV. STL. FLARED END SECTION (IE IN=88.0)
 30" HDPE CULVERT SEE C2 FOR PROFILE
 30" GALV. STL. FLARED END SECTION (IE OUT=84.5)

CORNICE COURT

R=57.00
 L=66.98
 Tan=37.97
 Δ=67°19'57"

ENLARGED SITE PLAN WITH WINTERIZATION BMP'S



SCALE: 1:10

Benjamin Fagan designs
 2435 EAST VANCE DRIVE
 SOUTH LAKE TAHOE, CA 96150
 (530) 841-3885
 FAX (530) 841-3886

SITE PLAN

Project For:
MACE & REILLY RESIDENCE
 CORNICE COURT
 KIRKWOOD JUNIPER RIDGE LOT # 803
 ALPINE CO. APN 06-181-03

REVISION:
 P.O.I. - 1/14/05/05
 REVISIONS PER CIV. ENR.
 1/14-2/15/05

JOB No:
 DRAWN BY: **INH**
 CHECKED BY:
 DATE PREPARED: 10/19/05
 SCALE: AS NOTED
 FILE:

C1