



Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
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www.trpa.org

December 1, 2011

Midkiff and Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448

(REVISION) EXISTING ROAD, RESTORED LAND COVERAGE BANKING, ASSESSOR'S PARCEL NUMBER (APN) 097-060-016, ET AL, 5145 WEST LAKE BLVD., PLACER COUNTY, TRPA FILE NUMBER VBOC2011-0237

Dear Mr. Midkiff:

Enclosed please find a Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. If you accept and agree to comply with the Permit Conditions as stated, please sign the "Permittee's Acceptance" block on the first page of both copies of the Permit and return one (1) copy to TRPA within twenty-one (21) calendar days of issuance. Should the permittee fail to return the signed permit within twenty-one (21) calendar days of issuance, the permit shall be subject to nullification.

TRPA will acknowledge the original permit only after all standard and special conditions of approval have been satisfied. Failure to satisfy these conditions of approval will cause unnecessary time delays. TRPA acknowledgement is required prior to application to other reviewing agencies and commencement of construction.

Please schedule an appointment with me to finalize your project. **Due to time demands, TRPA cannot accept drop-in or unannounced arrivals to finalize plans.** Should you have any questions, please feel free to contact me at your convenience.

Please note that at the time of permit finalization security fee payments can be accepted. Acceptable ways to post a security are listed in the enclosed handout entitled "Attachment J."

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence.

Thank you very much for your attention and assistance in this matter. Please feel free to call me if you have any questions regarding this letter or your permit in general.

Sincerely,

David L. Landry
Senior Planner
Planning Department

cc: Homewood Village Resorts, LLC, P.O. Box 3938, Truckee, CA 96160



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PERMIT

PROJECT DESCRIPTION: Existing Road, Restored Land Coverage Banking; APN 097-060-016 Et. al
 PERMITTEE(S): Homewood Village Resorts, LLC FILE # VBOC2011-0237
 COUNTY/LOCATION: Placer/5145 West Lake Blvd.

Having made the findings required by Agency ordinances and rules, TRPA approved the project on December 1, 2011, subject to the special conditions found in this permit.

This permit shall expire on August 30, 2014, without further notice. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

 TRPA Executive Director/Designee

 Date

PERMITTEE’S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents’ and employees’ compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sold responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee _____ Date _____

PERMIT CONTINUED ON NEXT PAGE

APN 097-060-016, et al
FILE NO. VBOC2011-0237

Security Posted: N/A

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all conditions of approval as of this date.

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

(Revisions are indicated as bold print or strike outs)

1. **This is a permit revision to the previous permit approval** to bank a portion of the existing verified **land coverage** on the following parcels as indicated in Table 2 below and on the site plan provided by the applicant, TRPA date stamped June 20, 2011. Based on numerous site visits by agency staff and a re-evaluation of the submitted materials, aerial photographs, etc., TRPA has confirmed that ~~243,428~~ **172,852** square feet of previously verified coverage has been removed from individual road segments and that these road segments have been successfully restored and re-vegetated. Upon acknowledgement of this permit, TRPA will acknowledge that ~~243,428~~ **172,852** square feet of existing land coverage, has duly been restored and is banked on the respective parcels:

It should be noted that of the total of +/-1,090,078 square feet of verified (road) land coverage that has been restored per TRPA projects indicated in Table 1 below, only ~~243,428~~ **172,852** square feet of this coverage is being banked as this time.

20050793
20050789
20050794
20050795
20050796
20050797
20050801

Table 1, TRPA Land Coverage Verification File Numbers

It should also be noted that in order to reconcile verified land records and associated square footages, with total square footages of documented restored road, Staff used 1969, 1971 and 1972 U.S. Forest Service aerial photograph overlaid with road segments of identified widths, identified on maps prepared by Tri State Surveying, and date stamped received by TRPA, Feb 21, 2006. In addition many of the identified road widths on the aerial photograph were narrower than the widths associated with restoration work identified on maps. For purposes of this banking approval, the narrower road width dimensions were used for land coverage banking calculations as a conservative approach. The remaining ~~58,998~~ **123,792** square feet of land

coverage associated with the restoration work that was not directly attributed to the removal of verified road segments is recognized as being restored and is therefore being applied toward land coverage restoration credit, as can be seen in the table 2 below. Finally Aerial photographs from 1969, 1971 and 1972 do not provide enough evidence that demonstrates that the road segments identified as Rainbow Ridge Road was in during these time periods.

Table 2, TRPA Land Coverage Banking by Parcel

Parcel	Road Name	Road ID	Land Class	Rd. Length	Rd. Width	Banked Coverage (SF)	Restored Coverage for restoration Credit (SF)
Parcel 4 Formerly portions of							
097-050-021	Ellis Road 2	ELS2	Class 3	305	14	4,273	0
097-050-024	Lower Ego Alley	LEA	Class 3	238	14	3,336	1429
097-050-040	Road 37	37	Class 1a	696	14	9,741	3479
097-050-042	Road 37	37	Class 3	89	14	1,245	444
	Upper Wedding Road	WDG	Class 3	188	14	2,636	187
Parcel 5C Formerly portions of							
097-050-021	Creek Road	CKR	Class 3	105	13	1,368	0
097-050-022	Creek Road	CKR	Class 5	811	13	10,542	0
097-060-007	Creek Road	CKR	SEZ	35	13	453	0
097-060-010	Road 33	33	Class 3	300	10	3,003	901
097-060-012	Smooth Cruise Road	SCD	Class 5	64	13	827	317
Parcel 6A Formerly portions of							
097-060-007	Lower Lombard	LL	Class 2	232	14	3,249	0
097-060-012							
Parcel 16 Formerly portions of							
097-050-021	Lower Wedding Road	WDG	Class 1a	164	14	2,296	0
097-050-022	Upper Wedding Road	WDG	Class 1a	158	14	2,217	158
097-050-024	Upper Wedding Road	WDG	Class 3	1,127	14	15,779	1127
097-050-040							
097-050-042							
Parcel 17 Formerly							
097-050-034	Rainbow Ridge Road	RBR	Class 4	101	10	0	1514
Parcel 18 Formerly portions of							
097-050-033	Division Spur Road 1	DSR1	Class 1a	467	14	6,543	0
097-050-035	Division Spur Road 1	DSR1	Class 3	404	14	5,661	0
097-060-019	Division Spur Road 2	DSR2	Class 1a	347	14	4,860	0
	Division Spur Road 2	DSR2	Class 3	335	14	4,685	0
	Division Spur Road 2	DSR2	SEZ	29	14	409	0
	Ellis Road 1	ELS1	Class 1a	550	12	6,597	0
	Ellis Road 1	ELS1	Class 3	375	12	4,499	0
	Ellis Road 2	ELS2	Class 3	224	12	2,684	0

	Homeward Bound 0	HB0	Class 3	596	53	0	31,579
	Homeward Bound 0	HB0	Class 4	35	53	0	1850
	Homeward Bound 0	HB0	Class 6	13	53	0	712
	Homeward Bound 1	HB1	Class 3	226	18	4,062	0
Unverified	Rainbow Ridge Road	RBR	Class 4	225	9	0	3371
	Road 31	31	Class 3	263	10	0	0
	Road 33	33	Class 1a	652	13	8,473	0
	Road 33	33	Class 3	497	13	6,458	0
	Road 5	rd5	Class 1a	651	13	8,457	7155
	Road 5	rd5	Class 3	334	13	4,343	3675
	Smooth Cruise Road	SCD	Class 1a	216	12.5	2,699	1188
	Smooth Cruise Road	SCD	Class 3	819	12.5	10,236	4503
	Smooth Cruise Road	SCD	Class 5	517	12.5	6,467	2845
	Smooth Cruise Road	SCD	SEZ	11	12.5	132	58
Parcel 19 Formerly portions of							
097-050-033	Homewood Canyon	HCC	Class 3	1,225	10	12,253	6126
097-050-035	Homewood Canyon	HCC	Class 5	42	10	416	207
Unverified 097-060-019	Rainbow Ridge Road	RBR	Class 2	237	10	0	3551
	Rainbow Ridge Road	RBR	Class 4	1,647	10	0	24,703
	Rainbow Ridge Road	RBR	Class 5	264	10	0	3966
	Rainbow Ridge Road	RBR	Class 6	142	10	0	2129
	Road 5	rd5	Class 1a	640	15	9,601	5761
	Road 5	rd5	SEZ	157	15	2,352	1410
Parcel 20 Formerly portions of							
097-050-033	Rainbow Ridge Road	RBR	Class 3	50	12.5	0	757
097-060-019	Rainbow Ridge Road	RBR	Class 5	579	12.5	0	8690
						172,852	123,792

2. Prior to banking of the **(land coverage)**, the following conditions of approval shall be satisfied:
 - A. The permittee shall acknowledge this permit.
3. By acknowledgement of this permit, the permittee agrees that the subject parcels are free of nuisance and hazard.
4. The permittee understands that this permit is not a conceptual approval of any future projects.

END OF PERMIT