



NOTICE OF PUBLIC HEARINGS

November 23, 2011

Dear Affected Property Owner & Interested Parties:

The Tahoe Regional Planning Agency (TRPA) will hold a public hearing to review the following:

- ***Governing Board Certification of the FEIS/EIR, Homewood Mountain Resort Ski Area Master Plan, Community Enhancement Program Project Assessor's Parcel Numbers (APN) 097-130-05/TRPA File Number: ENVR2008-0002.***
- ***Governing Board Approval of the proposed amendments to TRPA Goals and Policies Chapters II Land Use Element – Amend Land Use Goal 2, Policy 5, Subparagraph “Tourist Accommodation” to allow for use and distribution of tourist accommodation bonus units in the Homewood Ski Area Master Plan and Chapter VII Implementation Element – Amend Development and Implementation Priorities Goal 3, Policy 2.B, to allow for use and distribution of tourist accommodation bonus units in the Homewood Ski Area Master Plan***
- ***Governing Board Approval of proposed amendments to Plan Area Statements;***
 - PAS 157 – Homewood Tahoe Ski Bowl Recreation – to add services, designate as a receiving area for development, and to modify policies to allow services.
 - PAS 158 – McKinney Tract Residential – to expand TRPA and Placer County PAS 158 boundary to include entirety of South Base area, to add uses newly created Special Area #1, designate as a receiving area for development, and increase use density.
 - PAS 159 – Homewood Commercial – Expand TRPA PAS 159 boundary to include entirety of North Base area, to add uses to newly created Special Area #1, designate as receiving area for development, increase use density.
- ***Governing Board Approval of proposed amendments to TRPA Code of Ordinances Chapters 22 Chapter 22.4 Height Standard to allow additional height in the Homewood Ski Area Master Plan area, Chapter 33 Allocation of Development – Amend Code Subsection 33.4.A(3) to allow for use and distribution of additional tourist accommodation units in the Homewood Ski Area Master Plan, Chapter 35 Bonus Unit Incentive Program – Amend Code Section 35.3 and Subsection 35.3.B to allow for use and distribution of tourist accommodation bonus units in the Homewood Ski Area Master Plan, and Chapter 64 Grading– Amend Code Subsection 64.7.A(2)(i) to allow for the consideration of groundwater interception for below-grade parking in the Homewood Ski Area Master Plan.***
- ***Governing Board Approval of the Final Homewood Mountain Resort Ski Area Master Plan as an amendment to the Regional Plan.***
- ***Governing Board finding of consistency of the Proposed Master Plan Phase I Project with the FEIS/EIR and CEP requirements.***

Applicant: Homewood Village Resort, LLC

The Final EIS/EIR includes responses to comments on the Draft EIS/EIR that was circulated to the public from January 21, 2011 through March 21, 2011. Copies of the Final and Draft EIS are available at the following locations for public review:

- Placer County Community Development Resource Center public counter, 3091 County Center Dr., Auburn, CA
- Placer County Tahoe Administrative Center, 565 West Lake Blvd, Tahoe City, CA
- Tahoe Regional Planning Agency, 128 Market Street, Stateline, NV
- Tahoe City Library, 740 North Lake Blvd, Tahoe City, CA
- Kings Beach Library, 301 Secline Drive, Kings Beach, CA
- Rideout Community Center, 740 Timberland Lane, Sunnyside, CA
- Placer County website:
<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EIR/Homewood.aspx>
- TRPA website: <http://www.trpa.org/default.aspx?tabindex=0&tabid=407>

These items have been placed on the following Agendas:

Dates: TRPA Governing Board Hearing – Wednesday, December 14, 2011

Times: The meeting commences at 9:30 AM; however, until such time the agendas for these meetings are finalized, the specific time for this agenda item will not be known. Please check the TRPA website one week prior to the scheduled hearing dates to view the final agenda.

Locations: Granlibakken Conference Center, 725 Granlibakken Rd, Tahoe City, CA

Interested persons may appear at the meetings to present oral comments, or may submit comments by mail to TRPA, P.O. Box 5310, Stateline, NV 89449, Attention: David L. Landry, or by email to homewoodfisccomments@trpa.org.

By: _____

David L. Landry
Senior Planner

Date: _____

11/23/11

Project Description: The Tahoe Regional Planning Agency (TRPA) has directed the preparation of a joint Environmental Impact Statement (EIS)/ Environmental Impact Report with Placer County, for the Homewood Ski Area Master Plan Community Enhancement Program Project (Homewood Master Plan) located in Homewood, Placer County, California.

The proposed Homewood Mountain Ski Area Master Plan is a mixed-use, redevelopment project that is a participant in the TRPA Community Enhancement Program (CEP). The focus of the CEP is to encourage revitalization projects in downtown and recreation areas that demonstrate substantial environmental, as well as social and economic benefits by providing incentives for mixed-use development projects on existing disturbed or underutilized sites.

The Homewood Mountain Resort ski mountain is approximately 1,253-acre HMR Ski Area which lies on the western shore of the Lake Tahoe Basin of the Sierra Nevada Mountains, approximately six miles south of Tahoe City in Placer County, California. The project consists of a mixed-use base in the north of the resort area along Highway 89, a residential base area in the south, and a Mid-Mountain lodge and support facilities in the upper ski area.

To meet TRPA requirements for the consideration of alternatives, the environmental document evaluates the potential impacts of the Proposed Project (Alternative 1/1A – HMR Ski Area Master Plan), continuing operations in the Project area under existing conditions (Alternative 2 – No Project), and four “Action Alternatives” that involve varying quantities and locations of Project elements.

Please refer to TRPA’s website at <http://www.trpa.org/default.aspx?tabindex=0&tabid=407> for additional information on the project.

Existing South and North Base Area Facility Locations

