



Mail

PO Box 5310
Stateline, NV 89449-5310

Location

128 Market Street
Stateline, NV 89449

Contact

Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

NEWS RELEASE

Contact: Kristi Boosman, Public Information Officer, (775) 589-5230

For Release Immediately

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TRPA Board Approves Homewood Project

Tahoe City, CA – To a packed house of observers, the Tahoe Regional Planning Agency Governing Board voted to approve Phase 1 of the Homewood Mountain Resort Ski Area Master Plan at their monthly meeting on Wednesday, December 14.

Homewood is a 50-year old ski resort located on more than 1,200 acres on the West Shore of Lake Tahoe that has been identified as a property in need of environmental redevelopment by TRPA. The vote allows the property owner, JMA Ventures, to begin redevelopment and construction of the \$500-million project, which is scheduled to begin in 2014.

“I am pleased the Board took decisive action to approve a project so critical to the health of Lake Tahoe and the West Shore community,” said TRPA Executive Director, Joanne S. Marchetta.

Once completed, the Master Plan will revitalize a beloved local ski resort and deliver substantial environmental benefits to the Tahoe Basin. The project includes construction of a slope-side 5-star hotel with up to 75 rooms, a wide variety of base area residences including condominiums, townhomes, and chalets, 13 workforce housing apartments, and a pedestrian oriented retail village. The master plan also calls for extensive environmental improvements such as land and stream environment zone (SEZ) restoration, use of renewable energy, and a wide-variety of alternative transportation to help lessen the use of automobiles by resort guests.

“This is the only mixed-use resort in the U.S. designed to incorporate Gold level LEED for Neighborhood Development design standards,” stated JMA Venture President, Art Chapman, explaining some of the environmental benefits of the Homewood Mountain Resort Master Plan.

The project's goal is to transform Homewood into an environmentally friendly four-season resort by adding hotel accommodations and amenities to attract destination visitors. This will add to the local economy while creating environmental improvements to protect the environment and improve the clarity of Lake Tahoe.

The environmental improvements of the Homewood Master Ski Area Plan include:

- Keeping an estimated 80,000 pounds of harmful sediment from entering Lake Tahoe each year through an aggressive erosion control program on the entire watershed of the Homewood Ski Area.
- Reducing the amount of land coverage on the 1,200 acre property by 13 percent resulting in the restoration of 500,000 square feet of degraded land on the mountain.
- Replacing inefficient old buildings with the highest standards of energy and water efficiency.
- Contributing to stormwater erosion control, wetlands restoration, bike trails, and other high priority projects in the Environmental Improvement Program.
- Reducing the risk of catastrophic wildfire by completing fuels management and ecosystem restoration projects on the mountain.
- Implementing a robust transportation program to reduce traffic congestion by making it convenient for guests, employees and locals not to use their cars:
 - Dial-a-ride service
 - Shuttle service to local activities and airports
 - Water taxi program
 - Offering bikes and electric car rental on-site
 - Creating several miles of trails for walking and biking.

The projected economic impacts include:

- Estimated annual visitor spending in the local community of \$16-\$20 million,
- Approximately 180 new full-time positions
- Estimated 500 construction jobs

Community enhancements include:

- Swimming pool and ice-skating rink
- Outdoor amphitheater for summer concerts
- Ski area improvements (upgrading lifts, lodge improvements, hotel for longer stays)
- Public/private partnership on bike trail to Tahoe City
- Boat parking facilities

- Better skiing experience through cap on weekend and holiday ticket sales

As a result of over 1,800 comments submitted during the Draft Environmental Impact Statement review process, Homewood Mountain Resort made key adjustments to the master plan such as reducing the project size, moving the location of several buildings within the resort, and adding additional environmental monitoring requirements over the next 20 years to ensure the project terms are honored.

During the hearing, TRPA's Governing Board heard nearly 70 public comments which were more than two-to-one in support of approving the Homewood Mountain Resort project.

"Today the public process worked for the benefit of Lake Tahoe," said Norma Santiago, TRPA Governing Board Chair. "After thousands of comments, four hours of public testimony, and a rigorous analysis of the environmental impacts of the project over the last four years, the final Homewood project will be better for the lake and the community."

"The environment and the economy go hand in hand," said Rene Kojane, a full-time Homewood resident and mother of two, "and this project embraces both."

The Tahoe Regional Planning Agency cooperatively leads the effort to preserve, restore, and enhance the unique natural and human environment of the Lake Tahoe Region now and in the future. For additional information, call Kristi Boosman at (775) 589-5230 or send an email to kboosman@trpa.org.

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