



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

August 30, 2011

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

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:

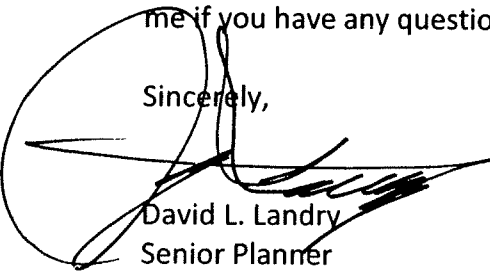
Enclosed please find a Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. **TRPA will acknowledge the permit only after all the standard and special conditions of approval have been satisfied.** Failure to satisfy these conditions of approval will cause unnecessary time delays.

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.**

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 (September 20, 2011).

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



**TAHOE
REGIONAL
PLANNING
AGENCY**

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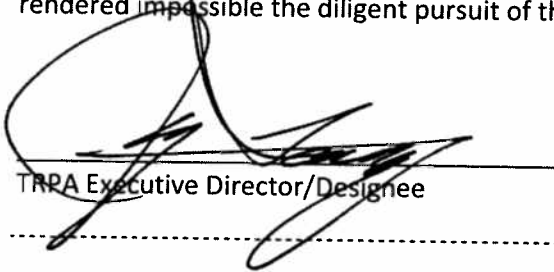
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PERMIT

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 August 30, 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

8/30/11

 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

1. This permit banks a portion of the existing verified **land coverage** on the following parcels as indicate in Table 2 below and on the site plan provided by the applicant. Based on the submitted site plan and other materials, in addition to a site visit by staff, TRPA has verified that 243,428 square feet of previously verified coverage has been removed and that these areas have been successfully restored and re-vegetated. Upon acknowledgement of this permit, TRPA will acknowledge that 243,428 square feet of existing land coverage, having been restored is banked on the respective parcels:

It should be noted that a total of 1,090,078 square feet of land coverage from onsite roads, of which the 243,428 square feet referenced above make up a portion, was previously verified as existing per TRPA File Numbers

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 coverage areas with total areas of road restoration, Staff used the 1969 U.S. Forest Service aerial photograph overlaid with road segments of identified widths, prepared by Tri State Surveying, and date stamped received by TRPA, Feb 21, 2006. Many of the identified road widths on the aerial photograph were narrower than the widths associated with restoration work. For purposes of this banking approval the narrower road width dimensions were used for land coverage banking calculations. The remaining 58,998 square feet of land area and/or width associated with the restoration work is recognized as being applied toward land coverage restoration credit, as can be seen in the table 2 below.

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	1,010	504
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	HBO	Class 3	596	53	31,579	0
	Homeward Bound 0	HBO	Class 4	35	53	1,850	0
	Homeward Bound 0	HBO	Class 6	13	53	712	0
	Homeward Bound 1	HB1	Class 3	226	18	4,062	0
	Rainbow Ridge Road	RBR	Class 4	225	9	2,023	1347
	Road 31	31	Class 3	263	10	2,631	3157

	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
097-060-019	Rainbow Ridge Road	RBR	Class 2	237	10	2,367	1183
	Rainbow Ridge Road	RBR	Class 4	1,647	10	16,469	8234
	Rainbow Ridge Road	RBR	Class 5	264	10	2,644	1321
	Rainbow Ridge Road	RBR	Class 6	142	10	1,420	709
	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	631	125
097-060-019	Rainbow Ridge Road	RBR	Class 5	579	12.5	7,242	1448
						243,428	58,998

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