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January 5, 2011

David Tirman
Homewood Village Resorts LLC
PO Box 3928
Truckee, Ca 96160

**RE: SOIL HYDROLOGIC APPROVAL
HOMEWOOD MOUNTAIN RESORT – EIS/EIR MASTER PLAN ALTERNATIVE 1, PLACER COUNTY, APNs: 097-060-024, 097-050-072 and 075,TRPA FILE NUMBERS: LCAP2010-0029, 0063 an 0064.**

Dear Mr. Tirman:

This soil hydrologic review is associated with the EIR/EIS review of the Homewood Mountain Resorts Ski Area Master Plan. While there are several alternatives being reviewed as part of the EIR/EIS, this soil hydrologic review is specific to Alternative 1 (Homewood Mountain Resort (HMR) Ski Area Master Plan) only. This review and approval is based on site plans submitted by Nichols Engineering ("exhibits 1-4") dated 12/15/10 and TRPA date stamped plans of 12/17/10 (attached). This approval is based on the information contained in these site plans, and on the assumption that all representations are accurate and true. It is also acknowledged that while these drawings are comprehensive in terms of information provided, these plans are not at 100% design ready and, therefore, may change at the time of a project application. Additional soil hydrologic review (and applications) may be required at the time of project application when the site plans are at 100% design ready.

Foundation / Footing Approval

With the exception of subterranean garages (to be addressed below), all excavations related to foundations and footings as presented on the site plans are conceptually approved. This approval is based on the representations in both the submitted site plans and the December 1, 2010 Kleinfelder memo (attached) which indicate that the bottom of all footings are at least 2 feet above the estimated seasonal high groundwater (SHGW) level. It appears that there are several locations identified on submitted cross sections that indicate that non-garage areas could possibly intercept SHGW. Per the applicant's consultants, this is due to the large scale of the presented cross sections and that no actual ground water interception will occur. This approval is based on the representation that there is a minimum separation of 2 feet from the bottom of all footings to the SHGW.

As the project plans presented for this soils hydrologic review are not at 100% design ready, new plans and cross sections are required for additional TRPA Land Capability Staff review and approval at the time of a project submittal. The cross sections shall be of an appropriate scale (1:10 or 1:20) in order to definitively show that there is no SHGW interception. Please note that this may require new soil hydrologic scoping applications and fees. If there are any changes to the proposed project (e.g. location of

development, depth, etc.) this may also precipitate the requirement for new soil hydrologic scoping applications and fees.

Proposed TRPA Chapter 64 Code Amendment – Interception of Groundwater for Subterranean Parking

As part of this project alternative, the applicant is proposing to amend TRPA Code Subsection 64.7.A(2)(i) to allow for the consideration of groundwater interception for below-grade parking in Ski Area as follows:

(i) It is necessary to provide below grade parking for projects qualifying for additional height under Subsection 22.4.D <u>or 22.4.G</u>, to achieve environmental goals including scenic improvements, land coverage reduction, and area-wide drainage systems; and measures are included in the project to prevent groundwater from leaving the Project area as surface flow and that groundwater, if any is interfered with, is rerouted into the groundwater flow to avoid adverse impacts to hydrologic conditions, SEZ vegetation, and mature trees.

If this language is approved and adopted by the TRPA Governing Board, this soil hydrologic review approves the interception of SHGW as it relates to subterranean garages (as shown on the site plans). Please note that all groundwater intercepted must be exfiltrated and reinfiltrated on site. This reinfiltration is currently addressed via the "GW Reinjection Galleries" indicated on the site plans.

Best Management Practices (BMPs)

<u>Stormwater Infiltration Vaults</u>

This soil hydrologic review does not give approval for the BMP design, but rather, evaluates the location and depths of BMPs as currently presented on the site plans. As the project is not at 100% design, it is understood that the design for BMPs may be modified and could potentially require an additional soil hydrologic review at the time of the project application. It is recognized that the project area has site specific constraints related to the depth of excavations in relationship to groundwater, interception of groundwater by subterranean garages and significant amounts of stormwater and surface water that need to be treated and infiltrated as part of the proposed development. As such, the TRPA Stormwater Management Program staff have indicated that they would like the bottom of all stormwater infiltrating features to be at least 2 feet above SHGW, which will aid in achieving 'above and beyond' mitigation measures required for this project as a participant in the Community Enhancement Program. These guidelines have been met under the current proposed design in all areas except "North-1". For this area, or any storm water infiltrating areas that may have less than2 feet of separation to SHGW, the stormwater being infiltrated must meet TRPA Code of Ordinances Chapter 81 in regard to surface water discharge standards and/or be redesigned to provide the required 2 feet separation. Please note, that the final BMP plan to be submitted as part of the project application will be reviewed, and approved, by TRPA Stormwater Management Program staff.

<u>Bioretention Areas</u>

This soil hydrologic review gives conceptual approval for the depth (18 inches) and location of bioretention areas as presented on the site plans. This approval is based on the concept that bioretention areas are located over open and infiltrating matrixes, but does not apply to bioretention over closed impermeable pretreatment vaults.

Dewatering
As groundwater is anticipated to be intercepted during project construction, a dewatering plan must be submitted and approved as part of the actual project approval.

Please note that it is possible that variations in the soil or groundwater conditions could exist at the site that are different than what has been investigated or reported. Also, changes in site conditions could occur at some time in the future due to variations in rainfall, snowfall, temperature, regional water usage, or other factors. These variations and/or changes could cause the groundwater level to be higher than interpreted. ***Because of this, the applicant is required to notify the TRPA immediately if significantly different subsurface conditions are encountered than what has been interpreted from the investigation.***

Also please be aware that this approval is only for excavations depths as referenced (and conditioned) above, and does not represent approval for the project.

The TRPA has the following recommendations for the project:

1. Temporary Best Management Practices (BMPs) are to be installed and maintained prior to excavation and during all phases of the proposed project

2. All excavated materials shall be hauled away from the site to a legally acceptable location. No fills or re-contouring, other than backfill for the cut-retaining structures, shall be allowed.

3. Blasting of rocks should be kept to an absolute minimum to avoid damage to surrounding rocks and vegetation.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this soils/hydrological approval may be appealed within twenty-one (21) days from the time TRPA releases any final decision. Thank you for your cooperation. Should you have any questions about these matters, please contact this me at 775-589-5313.

Sincerely,

Heather Beckman
Senior Planner – IPES & Land Capability Program Manager
Planning Branch

Attachments 1 – 4: Site Plans with TRPA signature for approval as it relates to excavations only
Attachment 5: Kleinfelder December 1, 2010 memo