MEMORANDUM

May 17, 2007

To: TRPA Governing Board

From: TRPA Staff

Subject: Jim McDonnell Land Capability Challenge; Eldorado County, 029-103-24, at 3851 Azure Lane. Tahoe Meadows subdivision, South Lake Tahoe, El Dorado County, California

Proposed Action: The applicant, Jim McDonnell, requests that the Hearing’s Officer review the proposed Land Capability Challenge on the parcel and approve it.

Staff Recommendation: The staff recommends that the Hearing’s Officer approve the land capability challenge for the parcel changing the land capability class from 1b to 5.

Background: The subject parcel is shown as land capability class 1b on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the Ev (Elmira loamy coarse sand, wet variant) soil map unit. The Ev soil map unit is consistent with the E-2 (Outwash, Till and Lake Deposits, Low Hazard Lands) geomorphic unit classification. The Elmira soils formed in alluvial deposits derived from granodioritic sources.

A land capability verification was never completed on this parcel. A land capability challenge was filed to confirm the soil series and land capability for the parcel.

Findings: This parcel is 13,531 square feet in size and is located at 3854 Azure Lane of the Tahoe Meadows subdivision in the city of South Lake Tahoe, Eldorado County. The parcel is mapped within the E-2 (Outwash, Till and Lake Deposits, Low hazard Lands) geomorphic unit on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. TRPA Land Capability staff conducted the soils investigation and this report was prepared. Based on soil auger samples, a representative soil profile was described (see Attachment A). After visits to the parcel the soils on APN 029-103-24 were determined to be consistent with land capability class 5, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

If you have questions on this agenda item, please contact Tim Hagan, at 775-588-4547 (ext. 275).

Attachments
SOIL INVESTIGATION FOR
ELDORADO COUNTY APN 029-103-24, 3851 Azure Ave.

INTRODUCTION
A soil investigation was conducted on El Dorado County APN 029-103-24. This parcel is 13,531 square feet in size and is located at 3851 Azure Ave. in the city of South Lake Tahoe.

A land capability challenge was filed with TRPA on December 13, 2006 to determine the appropriate land capability class for this parcel based on a soil investigation.

ENVIRONMENTAL SETTING
The land capability classes on this parcel are shown as 1b on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the Ev (Elmira loamy coarse sand, wet variant) soil map units. The Ev soil map unit is consistent with the E-2 (Outwash, Till and Lake Deposits) geomorphic unit classification. The Elmira and Gefo soils formed in alluvial deposits derived from granodioritic sources. This parcel is on a gentle northwest-facing slope. The natural slope is between 0 and 3 percent. The vegetation consists of an overstory of Jeffrey pine and Lodgepole pine, with an understory of bitterbrush, sagebrush.

PROCEDURES
Soil auger samples were retrieved on this parcel. After the soil samples were examined, the soil was described as representative of the soils on the parcel. A copy of this description is included in this report. Slopes were measured with a clinometer.

FINDINGS
One soil series was identified on this parcel. The soils on this parcel are generally deep and moderately well drained. The one soil under challenge can be characterized as having a 1" thatch of organic matter over a brown loamy coarse sand surface layer. The subsoil is comprised of a brown to reddish yellow loamy coarse sand to a depth 44 inches underlain by light gray coarse sand to a depth of greater than 60 inches. This soil is similar to but slightly different from the Gefo series listed in the Soil Survey for the Lake Tahoe Basin, and may be most accurately described as a Gefo phase. However, this moderately well drained unnamed soil is appropriately placed within Hydrologic group C (moderately high runoff). Therefore, based on these characteristics and a slope of less than 16 percent, this soil is assigned land capability class 5, per reference to Table 4 of the Bailey Land Capability Classification system.

CONCLUSION
Based on the results of the site visit, the soil under challenge on APN 029-103-24 was determined to be an unnamed series most closely resembling the Gefo loamy coarse sand. Based on slope and previously cited characteristics, this soil would be associated with land capability class 5, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

Tim Hagan, Principal Planner/ Soil and Wetland Scientist

TH
5/17/2007
Representative Soil Profile:

Soil Classification (1998) Sandy, mixed, frigid Humic Haploxerept
Soil Drainage Class: Moderately Well Drained
Soil Hydrologic Group: C
Soil Series: Unknown

A1 0 to 5 inches; brown (10YR 5/3) loamy coarse sand, dark brown (10YR 3/3) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many very fine and fine roots; many very fine and fine interstitial pores; clear smooth boundary.

A3 5 to 16 inches; brown (7.5YR 6/4), loamy coarse sand, dark brown (7.5YR 3/4) moist; weak fine granular structure; soft, loose, nonsticky and nonplastic; many very fine and fine roots, many very fine and fine interstitial pores; clear smooth boundary.

Bw1 16 to 34 inches; brown (7.5YR 5/4) loamy coarse sand, dark brown (7.5YR 3/4) moist; single grain structure; soft, loose, nonsticky and nonplastic; common fine and medium roots; many very fine and fine interstitial pores; gradual wavy boundary.

Bw2 34 to 43 inches; reddish yellow (7.5YR 6/6; 6/8) coarse sand, strong brown (7.5YR 5/6) with many distinct redoximorphic concentrations of reddish yellow (7.5YR 6/8) moist; single grain; soft, loose, nonsticky and nonplastic; common fine and medium roots; many very fine and fine interstitial pores; gradual wavy boundary.

Bg 43 to 60+ inches; reddish yellow and light bluish gray (7.5YR 7/8; 5PB 8/1) coarse sand; many large prominent redoximorphic depletions of grayish brown (10YR 5/2) moist; single grain; soft, loose, nonsticky and nonplastic; common fine roots; many very fine and fine interstitial pores.
TAHOE REGIONAL PLANNING AGENCY
HEARINGS OFFICER STAFF SUMMARY

Application Type: Land Capability Challenge

Applicant: Tahoe Estates LLC

Applicant’s Representative: Gary Midkiff, Midkiff and Associates, Inc.

Agency Planner: Heather Gustafson, Associate Planner / Soils Scientist

Location: 1786 Highway 50, Douglas County, Nevada

Assessor’s Parcel Number/File Number: 1418-15-701-007 / 20070165

Staff Recommendation: Staff recommends that the Hearings Officer continue this item to the following Hearings Officer meeting.

Project Description: Land Capability Challenge

Heather Gustafson
Associate Planner / Soils Scientist
Environmental Review Services
hgustafson@trpa.org

Planning for the Protection of our Lake and Land
MEMORANDUM

To: TRPA Hearings Officer
From: TRPA Staff
Date: May 31, 2007
Subject: Ski Chairlift Replacement, 5145 West Lake Boulevard Placer County, California, Assessor’s Parcel Number (APN) 097-050-33 and 097-060-19, TRPA File Number 20070380.

Proposed Action: Hearings Officer action on the proposed project and related findings based on this Staff Summary and the attached Draft Permit. The required actions and recommended conditions are outlined in Section F of this Staff Summary.

Staff Recommendation: Staff Recommends that the Hearings Officer make the required findings and approve the proposed project subject to the special conditions in the draft permit (attached).

Project Description: This is a proposal to replace the existing Quad fixed grip chairlift on the upper reaches of the mountain with a detachable quad chairlift. The existing lift has a rated capacity of 2,028 (people per hour) pph, while the new proposed lift will have a rated capacity of 1,800 pph. The old lift is being replaced as it has reached its maximum life span and can no longer be safely repaired or certified by the State of California. The current array of 27 lift towers will be replaced with 13 new towers resulting in a reduction of over 50%. The new top and bottom loading and off loading stations will be located in the same place as existing stations. Based on provisions in the TRPA Code Subsection 33.6.C(2) the replacement lift will not result in an expansion of capacity and therefore does not require the acquisition of additional PAOTs (Persons At One Time).

Site Description: The project site is located at the Homewood Mountain Resort located at 5145 West Lake Boulevard. The proposed project site is the Quad Chairlift accessed from the resort’s South Parking Lot. The project is approximately 4,200 feet in length and 40 feet wide, the width of the lift easement. The Quad lift line straddles two adjacent parcels, APNs 097-050-33 and 097-060-18 and ascends to an elevation of +/-7,885. The Quad lift is currently located within land capability districts 1a and 1c.

Issues: The primary issues associated with the project are:

1. The proposed project involves the modification of a special use and therefore requires Hearings Officer review in accordance with Chapter 4, Appendix A of the TRPA Code.

2. Ski Expansion: This project is for the modification of an existing chairlift which is located within the Lake Tahoe Basin. Per TRPA Code Chapter 16, in order to expand or establishment a new ski area, a master plan must be adopted for the proposed ski area.
The proposed modification to the Quad Chairlift will not increase the chair lift capacity and thus will not need the adoption of a master plan study.

3. **Project Area:** The Homewood Mountain Resort consists of 33 parcels totaling approximately 1,260 acres in area. The proposed project site straddles two specific parcels within the resort, APN 097-060-18 which consists of 9,981,285 total square feet and APN 097-050-33 which consists of 8,552,465 square feet. The existing verified land coverage for parcel APN 097-060-18 is 139,012 square feet, while the verified amount for parcel APN 097-050-33 is 497,065 square feet, (TRPA File Numbers 20050798 & 20050789).

4. **Scenic:** Portions of the subject parcels are visible from the lake although not visible from the Highway.

**Staff Analysis**

A. **Environmental Documentation:** The applicant has completed an Initial Environmental Checklist (IEC) to assess the potential impacts of the project. No significant environmental impacts were identified although staff has concluded that there will be some temporary impacts that when mitigated will have less than a significant effect on the environment. A copy of the completed IEC will be made available at the Hearings Officer hearing and at TRPA.

B. **Plan Area Statement:** The project is located within the Homewood/Ski Bowl. (#157) Plan Area Statement. The Land Use Classification is Recreation and the Management Strategy is Mitigation. The proposed activity (skiing facilities) is listed as a special use within the Plan Area Statement. The Planning Statement indicates that this area should continue to provide opportunities for downhill skiing within guidelines prepared through ski area master plans and scenic restoration plans. Agency Staff has reviewed the subject Plan Area and has determined that the project is consistent with the applicable planning statement.

C. **Land Coverage:** The land capability of the Quad Chairlift project area has been verified as Class 1a and 1c. The project proposes to reduce the overall number of lift towers from 27 old towers to 13 new towers, a reduction of over 50%. The footings for the old towers will remain in place to avoid any additional soil disturbance. With the addition of the 13 new chairlift towers and footings, an additional 130 square feet of new coverage will be created. Rather than relocate onsite coverage to compensate for new coverage associated with the new towers, the applicant is proposing to remove and restore coverage from the larger footprint of the old upper and lower lift stations. The net coverage reduction from the old to the new stations will be 4,302 square feet of coverage to be removed and banked. When the area of the new footings 130 square feet is subtracted from this number the net reduction in coverage to be retired is 4,172 square feet.

D. **Height:** Submitted plans and project description indicate that the proposed height of the lift towers range between 30 and 49 feet from the top of the footing at natural grade to the top of the tower which exceeds the TRPA allow maximum of 26 feet in height. Provisions in Subsection 22.6 of the TRPA Code of Ordinances allow for certain structures such as ski towers to exceed the maximum height of 26 feet subject to specific findings in Chapter 22.
E. Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18, 20, 22, 64 of the TRPA Code of Ordinances. Following each finding, Agency Staff has briefly summarized the evidence on which the finding can be made.

1. Chapter 6 Required Findings

(a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

There is no direct evidence demonstrating that the proposed project will have an adverse effect on the Land Use, Transportation, Conservation, Recreation, Public Service and Facilities, or Implementation sub-elements of the Regional Plan.

(b) The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for this finding is provided on the checklist entitled “Project Review Conformance Checklist and Article V(g) Findings” in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer hearing and at TRPA.

(c) Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph b, above.)

2. Chapter 18 Findings – Special Use:

(a) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The proposed involves the replacement of an existing chairlift using the same alignment as the existing chairlift which is located within an existing skiing facility.

(b) The project, to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water and air resources of both the applicant’s property and that of surrounding property owners.
The proposed project is consistent with the existing recreational use of the area. No additional PAOT's will need to be allocated for this replacement project as there will not be an increase in capacity.

(c) The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The proposed project is consistent with the applicable plan area statement. The lift replacement will utilize the same alignment as the existing lift and as a replacement project will not result in an increase in PAOT capacity of the ski area. The project is not located within an approved community, specific, or master plan area.

2. Chapter 20 - Land Coverage Relocation:

(a) The land coverage relocation is to an equal or superior portion of the parcel or project area.

While the number of lift towers will be reduced from 27 to 13, the footings of old towers will remain resulting in additional 130 square feet of new coverage for the new towers. The top and bottom lift stations with a smaller footprint will be located in areas of previously verified coverage at a reduction of 4,302 square feet. When the total amount of square footage for the new towers is subtracted from the reduction remainder, the result is 4,172 square feet of coverage which will be removed and banked.

(b) The area from which the land coverage was removed for relocation is restored in accordance with Subsection 20.4.C.

The applicant is planning on removing existing coverage resulting from a smaller footprint for the new top and bottom lift stations. As a condition of approval, all areas where land coverage is removed shall be required to be re-vegetated as restored in accordance with Section 20.4.C of the TRPA Code.

(c) The relocation is not to Land Capability Districts 1a, 1b, 1c, 2 or 3 from any higher numbered land capability district.

Any proposed relocation of land coverage will be within the same land capability class and there will not be coverage relocated to land capability districts 1a, 1b, 1c, 2 or 3 from any higher numbered land capability district.

(d) If the relocated is from one portion of the stream environment zone to another portion, there is a net environmental benefit to the stream environment zone. Net environmental benefit to a stream environment zone is defined as an improvement in the functioning of the stream environment zone.

It is anticipated that there will be no additional land coverage located or relocated to class 1b land capability district as a result of this project.
(e) The project is a necessary part of a public agency's long range plan for outdoor recreation.

The proposed project is intended to improve recreational access to use of private lands owned by Homewood Mountain Resort.

(f) The project is consistent with the Recreational Element of the Regional Plan.

The TRPA Regional Plan includes several goals in the Developed Recreation Sub element which state: (1) provide a fair share of the total basin capacity for outdoor recreation; (2) provide for the appropriate type, location, and rate of development of outdoor recreational use; (3) protect natural resources from over use and rectify incompatibility between uses; and (4) provide for the efficient use of outdoor recreation resources. The proposed project is consistent with these goals and their supporting policies.

(g) The project by its nature, must be sited in Land Capability Districts 1a, 1c, 2 or 3, such as a ski run or hiking trail; in accordance with the Guidelines Regarding Public Outdoor Recreation Facilities and Activities Which Create Additional Land Coverage or Permanent Disturbance and Which By Their Nature Need Not be Sited in Sensitive Lands, Water Quality Management Plan for the Lake Tahoe Region, Volume 1, Table 16, dated November, 1988.

Table 16, Volume I of the Water Quality Management Plan for the Lake Tahoe Region (November 1988) provides guidelines regarding public outdoor recreation facilities and activities which create additional land coverage or permanent disturbance and which by their very nature need not be sited in sensitive lands. Prohibited activities or facilities are identified as parking areas, base lodge facilities and offices, and retail shops (unless there is no feasible non-sensitive site available, the use is a necessary part of a skiing facility, and the use is pursuant to a TRPA-approved master plan). The proposed project does not fall under either of these categories. The current and proposed modified ski lift must by its nature be located within low capability lands as it has to ascend the mountain to allow skiers to the mountain.

(h) There is no feasible alternative which avoids or reduces the extent of encroachment in Land Capability Districts 1a, 1c, 2, or 3.

The introduction of the new upper and lower lift stations will result in a reduced extent of encroachment in Land Capability Districts 1a, 1c as the footprint of the new lift stations are small in size thus resulting in a smaller coverage area.

(i) The impacts of the coverage and disturbance are fully mitigated through means including, but not limited to the application of best management practices and restoration, in accordance with Section 20.4.C, of land in Land Capability Districts 1a, 1c, 2, and 3 in the amount of 1.5 times the area of land in such districts covered or disturbed from the project beyond that permitted by the coefficients in Subsection 20.3.A.

The construction of the project will result in an overall reduction of 4,172 square feet of land coverage. The number of lift towers will be reduced from 27 to 13
although the footings of the old towers will remain in place to reduce the amount of soil disturbance. The amount of ground area needed to be disturbed for each new tower in order to accommodate the placement of the new 12 foot by 12 foot footings will be +/- 575 square feet (24 feet by 24 feet). All of the disturbed surface area except the +/- 9 -1/2 square feet of the new lift pole will be restored per TRPA approved re-vegetation plan. The project also calls for extensive temporary and permanent Best Management Practices (BMPs).

3. Chapter 22 Height Findings:

(a) The function of the structure requires a greater maximum height than otherwise provided for in this chapter.

The proposed height of the lift towers ranges between 30 and 49 feet from the top of the footing at natural grade to the top of the tower which exceeds the TRPA allow maximum of 26 feet in height. The additional height is required in order to achieve the minimum height necessary for cable to ground clearance. The minimum cable to ground is outlined in the preliminary engineering drawings (Preliminary Submittal Drawings - # SAA0001493 in the TRPA file folder.

(b) The additional height is the minimum necessary to feasibly implement the project and there are no feasible alternatives requiring less additional height.

The propose height of the lift towers as well as the top and bottom loading and off loading stations are the minimum required to feasibly implement the project and as such there are no feasible alternatives that would accommodate lesser heights. Minimum heights for station canopies may require heights up to 27 feet while towers may require heights up to 49 feet in total height.

4. Chapter 64 - Excavations:

(a) A soils/hydrologic report prepared by a qualified professional, whose proposed content and methodology has been reviewed and approved in advance by TRPA, demonstrates that no interference or interception of groundwater will occur as a result of the excavation.

The applicant has submitted a Soils/Hydrologic TRPA File Number 20070370, report describing proposed excavation depths to TRPA. Based on this report TRPA Staff has approved a proposed excavation depth of 10 feet below ground surface (bgs) with the requirement that a dewatering plan be introduced in the event that groundwater in encountered during excavation.

(b) The excavation is designed such that no damage occurs to mature trees, except where tree removal is allowed pursuant to Subsection 65.2.E, including root systems, and hydrologic conditions of the soil.

The permittee has indicated that no trees will be impacted by the proposed excavation. As a condition of project approval, the permittee will be required to revise project plans to show the location of any trees greater than 6-inches in diameter at breast height (dbh) within 20 feet of any proposed excavation.
including excavation for drop inlets and storm drain lines. Although not expected, if there are mature trees within six feet of any proposed excavation in excess of 5 feet, the applicant shall provide a special vegetation protection report prepared by a qualified professional which will identify measures necessary to ensure damage will not occur as a result of the excavation.

(c) Excavated material is disposed of pursuant to Section 64.5 and the project area’s natural topography is maintained pursuant to Subparagraph 30.5.A(1); or if groundwater interception or interference will occur as demonstrated by a soils/hydrologic report prepared by a qualified professional, the excavation can be made as an exception pursuant to Subparagraph 64.7.A(2) and measures are included in the project to maintain groundwater flows to avoid adverse impacts to SEZ vegetation, if any would be affected, and to prevent groundwater or subsurface water flow from leaving the project as surface flow.

As a condition of approval, all excavated material must be hauled away from the site to a TRPA approved location while no fills, or recontouring other than backfills for the cuts for support structures shall be allowed.

F. Required Actions: Staff recommends that the Hearings Officer take the following actions:

I. Approve the findings contained in Section E of this staff summary, and a finding of no significant environmental effect.

II. Approve the project, based on the staff summary, and record evidence, subject to the conditions contained in the attached Draft TRPA Permit.

Attachment:
Exhibits  Location Map
          Structure Details
D-R-A-F-T
CONDITIONAL
-PERMIT-

PROJECT DESCRIPTION: Homewood Mountain Resort Upper Quail Chairlift Replacement
APN 097-050-33

PERMITTEE: Homewood Mountain Resort
FILE # 20070380

COUNTY/LOCATION: Placer County, 5145 West Lake Boulevard

Having made the findings required by Agency ordinances and rules, the Hearings Officer approved the project on May 31, 2007, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on May 31, 2010, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. 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.

NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:
(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
(3) THE PERMITTEE OBTAINS APPROPRIATE COUNTY/CITY PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY PERMIT. THE COUNTY/CITY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
(4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

__________________________________________
TRPA Executive Director/Designee Date

PERMITTEES' 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 sole 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(s) __________________________ Date __________________________

(PERMIT CONTINUED ON NEXT PAGE)

/dl
05/31/07

AGENDA ITEM V.C.
APN 097-050-33
FILE NO. 20070380

Security Posted  (1): Amount $ _______ Posted_______ Type _____ Receipt No._______

Security Administrative Fee (2): Amount $ _______ Paid _______ Receipt No._______

Notes:
(1) See Special Condition 3.D, below.
(2) $144 if a cash security is posted, or $74 if a non-cash security is posted.

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

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

TRPA Executive Director/Designee ___________________________ Date ______________

SPECIAL CONDITIONS

1. This permit specifically authorizes the removal of the existing quad fixed grip chairlift of the mid mountain Quail chairlift with a new detachable quad chairlift. As a result of this change, the capacity of the existing chairlift will be reduced from 2028 (people per hour) pph to 1,800 pph. No new PAOTs (People At One Time) are authorized as a result of this permit. Work authorized by this permit will include the removal 27 lift towers and their replacement with 13 new ones and the replacement of the bottom and top lift stations. The project will use 4,172 square feet of restored land coverage obtained from re-vegetated areas from the top and bottom lift stations, removed to accommodate the smaller lift station footprint.

2. The standard conditions of approval listed in Attachment Q shall apply to this permit.

3. Prior to final permit acknowledgement the following conditions of approval shall be satisfied.

A. The permittee shall revise the site plan to include:

(1) The amount of coverage needed for each (Top and Bottom) lift station clearly shown on the project plans, with applicable height reductions if any.

(2) Total amount of coverage to be restored for each lift station separately as a result of the stations smaller footprint.

(3) Identification of construction equipment staging, material storage, and employee parking areas. These areas shall be restricted to paved surfaces.

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05/31/07

AGENDA ITEM V.C.
and previously disturbed areas and shall be fitted with temporary BMPs, including construction limit fencing. Temporary staging and storage areas not located on paved surfaces shall be identified on the site through use of vegetation protection fencing and erosion control fencing where appropriate.

(4) A note indicating that all colors for the proposed structures will be painted a dark green consistent with a approved color sample to be submitted to TRPA prior to permit acknowledgment.

(5) A note indicating that any metal structures not painted a TRPA approved color will be acid treated to reduce reflectivity for scenic mitigation measures.

(6) Any tree greater than 6-inches in diameter at breast height (dbh) within 20 feet of any proposed excavation, including excavation for drop inlets and storm drain lines.

(7) A note indicating that there will be no storage of excavated material along the road right-of-way. Any excess excavated material shall be hauled away from the site to a TRPA approved location. No fills or re-contouring, other than backfilling for road and associated structures, shall be allowed.

(8) A note indicating: “All barren areas and areas disturbed by construction shall be re-vegetated in accordance with the TRPA Handbook of Best Management Practices. Application of mulch may enhance vegetative establishment”.

B. The permittee shall submit calculations demonstrating that the proposed infiltration trenches are sized accordingly for the slope and soil type of the property and will capture and infiltrate a 20 year/1 hour storm event.

C. The permittee shall submit a typical re-vegetation plan graphically demonstrating what a planting scheme might look like for a typical lift tower area.

D. The security required under Standard Condition A.3 of Attachment Q and Section 8.8 of the TRPA Code of Ordinances shall be determined upon the permittee’s submittal of required Best Management Practices plan and related cost estimate. The security shall be equal to 110 percent of the cost estimate. The security shall be no less than $10,000. Please see Attachment J, Security Procedures for appropriate ways to post the security and for calculation of the required Security Administrative Fee.

E. The permittee shall submit a lighting plan for TRPA review and approval. Proposed lighting shall meet applicable standards set forth in Section 30.8 of the TRPA Code of Ordinances. Lighting shall be provided to the minimum extent necessary and should include the use of low-level lighting fixtures. Lighting shall be direct downward and shall be used only during normal ski area operation hours.

F. The permittee shall submit to TRPA a detailed plan for construction detailing all elements of construction including methods of construction, construction access,
equipment types, dust control, cleanup operations, temporary BMPs, site restoration, permanent BMPs.

G. The permittee shall provide (3) three sets of the final plans for TRPA Acknowledgement.

4. The permittee shall employ best management practices (BMPs) to prevent earthen materials from being transported onto roadways and drainage inlets as a result of the proposed work.

5. All conditions of the Soil/Hydrological approval, (TRPA File Number 20070370) shall remain in affect for this permit approval.

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

7. All excavated material shall be hauled away from the site to a TRPA approved location. No fills, or re-contouring, other than backfill for support structures is allowed.

8. An onsite inspection by TRPA staff is required prior to any construction or grading activity. TRPA Staff shall determine if the onsite improvements required by attachment Q (Standard Conditions of Approval) have been properly installed. No grading or construction shall commence until TRPA pre-grade conditions of approval have been met.

9. No grading or excavation shall be permitted except as shown on the plans.

10. Prior to pre-grade inspection, the permittee shall submit a project construction completion schedule to TRPA. Said schedule shall include completion dates for each item of construction, including temporary and permanent BMP installation for the project and demonstrating completion by Oct 15th of each construction season.

11. Alls areas of temporary soil stockpiles shall be contained by temporary erosion control fences and/or coir logs with gravel bags.

12. Temporary erosion control structures must be installed prior to and maintained until disturbed areas are stabilized. Temporary erosion control structures shall be removed once the site has been stabilized.

13. No trees are permitted for removal as a result of this permit.

14. All equipment needed for Terminal facilities grading shall be restricted to existing roads and disturbed areas only.

15. All employee vehicles shall be parked on existing paved surfaces or existing compacted road shoulders only.

16. The permittee is responsible for insuring that the project meets all federal, state, and county regulations and design specifications.
17. Any discovery of a TRPA sensitive species or species of interest shall immediately be reported to the TRPA Environmental Compliance Division and all construction shall cease. Any discovered nests, dens, or plant species locations shall be protected in accordance with TRPA guidelines.

18. Any discovery of historic or cultural resources shall immediately be reported to the TRPA Environmental Compliance Division and all construction shall cease. Any discovered historic or cultural resources shall be protected in accordance with TRPA regulations.

19. This approval is based on the permittee’s representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.

20. The permittee is responsible for insuring that the project, as built does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supercede scaled drawings when discrepancies occur.

21. This site shall be winterized in accordance with the provisions of Attachment Q by October 15th of each construction season. All disturbed areas shall be stabilized with a 3-inch layer of mulch or covered with an erosion control blanket.

END OF PERMIT
MITIGATED STATEMENT OF NO SIGNIFICANT EFFECT

PROJECT DESCRIPTION: Homewood Mountain Resort Upper Quail Chairlift Replacement  APN 097-050-33

PERMITTEE: Homewood Mountain Resort  FILE # 20070380

COUNTY/LOCATION: Placer County, 5145 West Lake Boulevard

Staff Analysis: In accordance with Article IV of the Tahoe Regional Planning Compact, as amended, and Section 6.3 of the TRPA Rules and Regulations of Practice and Procedure, the TRPA staff has reviewed the information submitted with the subject project. On the basis of this initial environmental evaluation, Agency staff has found that the subject project will not have a significant effect on the environment.

Determination: Based on the above-stated finding, the subject project is conditionally exempt from the requirement to prepare an Environmental Impact Statement. The conditions of this exemption are the conditions of permit approval.

TRPA Executive Director or designee  Date
EXISTING LIFT TOWER
TO BE REMOVED. TOWER
FOUNDATION TO REMAIN.
NO DISTURBANCE EXPECTED
(TYP)

PROPOSED LIFT TOWER (TYP) C11

SCALE 1
1" =
### Existing Land Coverage (Terminals to Be Removed)

<table>
<thead>
<tr>
<th>Location</th>
<th>Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Facilities—Top Terminal</td>
<td>2,836 SF</td>
</tr>
<tr>
<td>Existing Facilities—Bottom Terminal</td>
<td>3,780 SF</td>
</tr>
<tr>
<td>Total Coverage</td>
<td>6,616 SF</td>
</tr>
</tbody>
</table>

### Proposed Land Coverage

| Lift Terminals | 2,314 SF |
DISTURBED AREA TO BE STRIPPED OF TOPSOIL PRIOR TO EXCAVATION, AND RESTORED PER REVEGETATION REPORT.

PROPOSED NEW LIFT TOWER

MIN. 4' BELOW ADJACENT GRADE.

24'

EXISTING GRADE

PLACE SILT FENCE

5'± MAX.

DISTURBANCE LIMITS (TYP.)

VARIES

TEMPORARY EXCAVATION AT 1:1 MAX AT FOOTING PERIMETER

PROPOSED TOWER FOOTING

12'

EXCAVATION AND BACKFILL TO 95% M.D.D

PROPOSED LIFT TOWER INSTALLATION