



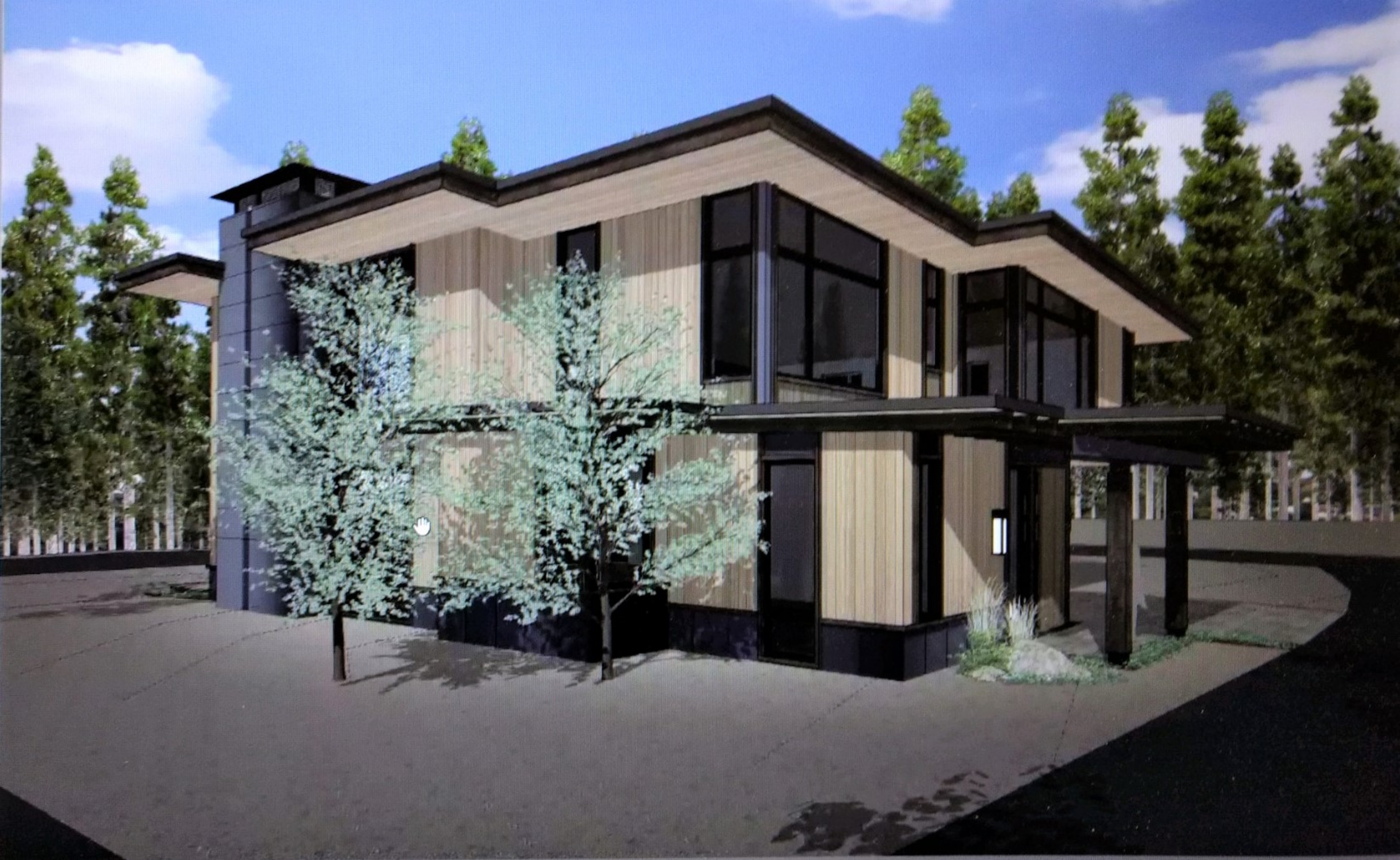
HOMWOOD MOUNTAIN RESORT - RESIDENCES UNIT A



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HOMWOOD MOUNTAIN RESORT - RESIDENCES UNIT



HOMWOOD MOUNTAIN RESORT - RESIDENCES UNIT A

Key Points

- Homewood Master Plan approved in 2011
 - Four years of planning, public outreach, and environmental review (2007-2011)
 - Project Entitlements/Planning Permits were issued by TRPA & Placer County
- Litigation filed in 2012 by Friends of West Shore (FOWS) & CCEC
 - FOWS litigation settled in 2014
 - FOWS litigation resulted in unit count reduction from 15 to 8 residences on Fawn St. parcel
 - Overall Lot 3 coverage capped at 23,000 sq. ft. (down from 38,000 sq. ft.)
 - Current plan proposes 7 single family residences
 - Required restoration of SEZ (stream environment zone)
- CCEC litigation settled in 2016
 - CCEC litigation required an Emergency Evacuation Plan
 - Homewood Evacuation & Life Safety Plan approved by North Tahoe Fire Protection District in early 2017 & submitted to CCEC. [NTFPD Link to Homewood Evacuation Report](#)
- Phase 1C Lot 3 complies with Master Plan entitlements & settlement agreements



APN: 097-140-029

SACRAMENTO AVENUE

(EX) TREE GROUPING OUTSIDE OF PROPERTY LINE TO REMAIN

PROPERTY LINE

UNIT 2

UNIT 1

UNIT 3

UNIT 4

UNIT 5

UNIT 6

UNIT 7

PROPOSED VILLAGE ROAD

FAYAN STREET

(N) BIKE PATH

PROPERTY LINE

SANS SOUCI TERRACE

(EX) BIKE PATH TO REMAIN

APN: 097-140-016

APN: 097-140-015

APN: 097-140-005

APN: 097-140-004

(EX) TREE GROUPING TO REMAIN ALONG BIKE PATH

PLANTING PLAN - SHRUBS, GROUNDCOVER, & GRASSES





APN: 097-140-016

SEZ CLASS 700

(EX) TREE GROUPING OUTSIDE OF PROPERTY LINE TO REMAIN

PROPERTY LINE

UNIT 2

UNIT 1

UNIT 3

PROPOSED VILLAGE ROAD

UNIT 4

UNIT 5

UNIT 6

UNIT 7

(IN) BIKE PATH

PROPERTY LINE

SANS SOUCI TERRACE

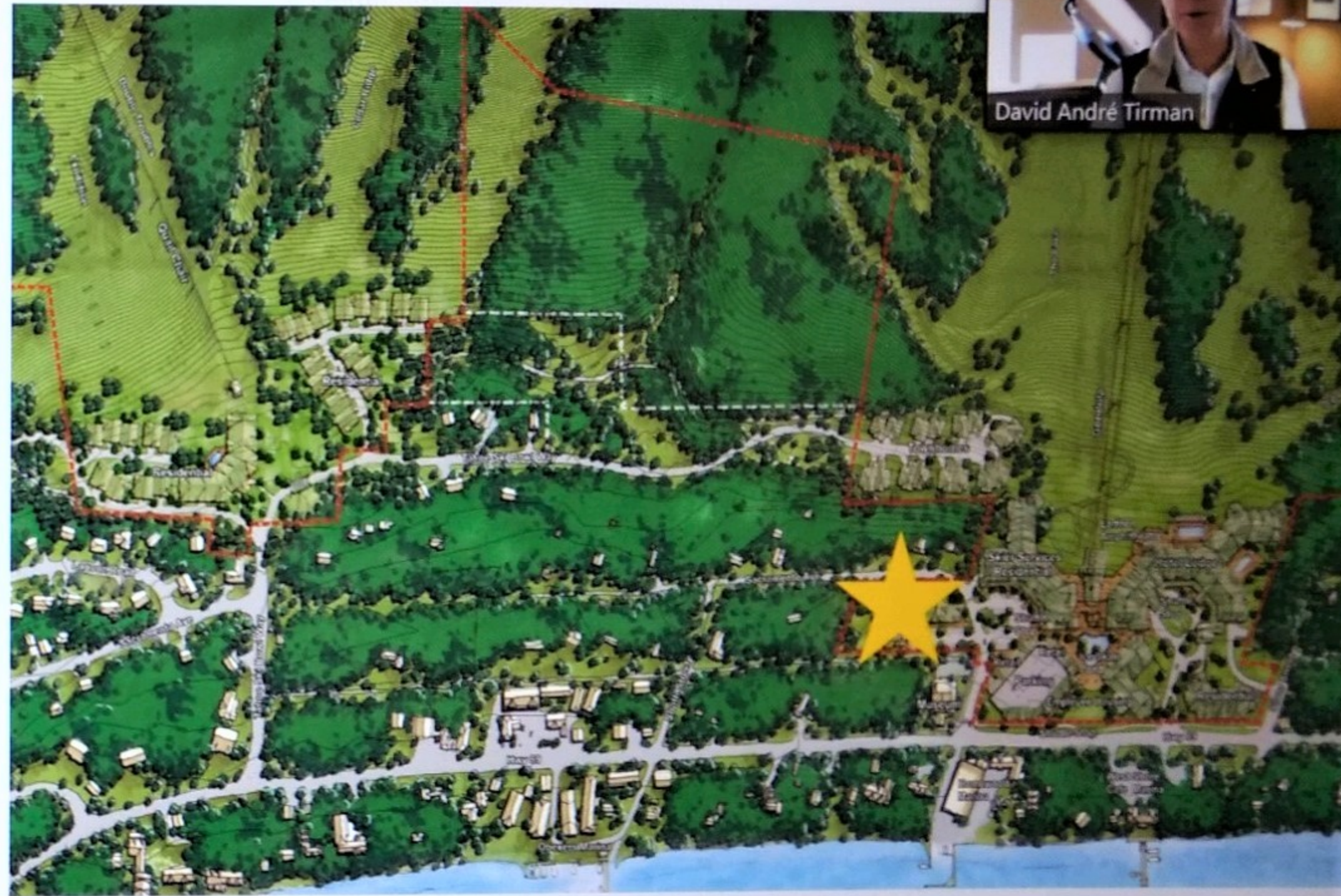
(EX) BIKE PATH TO REMAIN

APN: 097-140-015

APN: 097-140-005

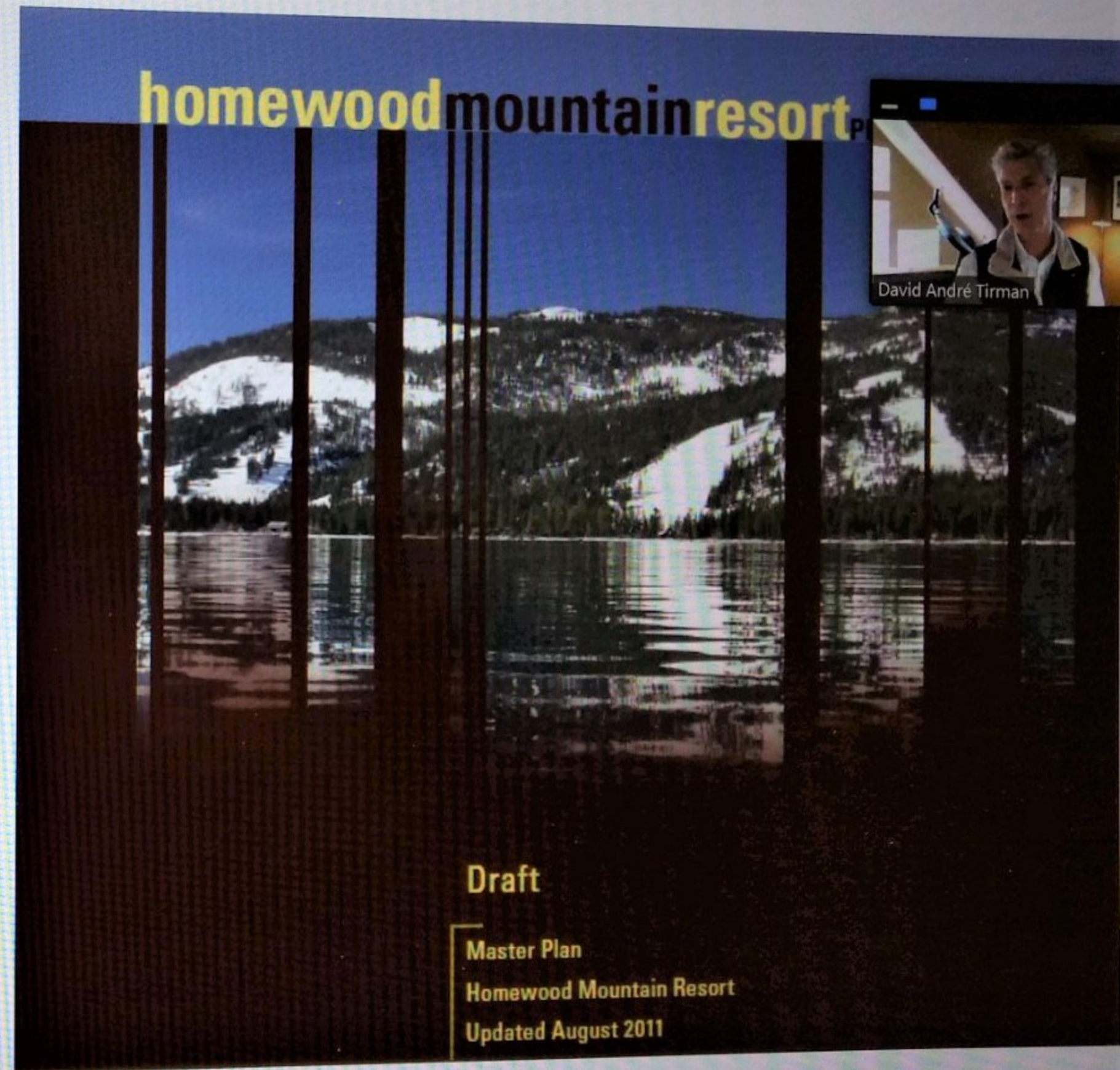
APN: 097-140-004

(EX) TREE GROUPING TO REMAIN ALONG BIKE PATH



Master Plan Purpose

*Establish a long-term blueprint
for resort improvements & serve
as a guide for responsible land
use & community planning.*



Introductions-Project Team

Owner: Homewood Village Resorts (JMA Ventures)

Architect: Walton Architecture + Engineering

Civil Engineers: PR Design & Engineering

Landscape Architecture: VITA

Geotech Engineer: NV5

Public Comment/Questions

- The Project is not in Substantial Conformance to Master Plan *Prior to Design Review, County found Project to be in substantial*
- The Project is bifurcating the Master Plan. *Master plan allows for phasing over multiple years.*
- The Project is seeking to avoid Conditions of Approval (COA). *The project will be in full compliance with all applicable COAs.*
- There has been no traffic analysis. *Traffic analysis was undertaken for the master plan inclusive of Phase 1C.*
- The Project is not in compliance with the CCEC Settlement. *The project complies with CCEC Settlement.*
- There is no Emergency Evacuation Plan. *There is an approved Homewood Emergency Evacuation & Life Safety Plan in compliance with CCEC settlement.*
- BMPs are not in place. *BMP certification of the site will be a part of the project.*
- Tahoe Inn demolition is a Condition of Approval for the Homewood master plan. *Point of clarity; demolition is not required by COA.*
- Where is the workforce housing and boat trailer parking? *Workforce housing is a Master Plan COA. Seasonal boat trailer parking to be provided.*
- Why was there no public notice given? *Public notice was provided by Placer County and is consistent with State Law.*
- Will short term rentals be allowed? *The Project is governed by same County ordinance/regulations as all residences in the McKinney Tract Subdivision.*
- What about upslope development above Sacramento St.? *Not a part of current proposal; upslope project will be consistent with Master Plan.*
- How does the Project mitigate wildfire potential? *Meeting requirements of California Fire Code in terms of egress, fire resistive materials, access, etc.*
- Why wasn't there a meeting with the FOWS prior to the Design Review? *Meeting on March 12 with FOWS board members prior to Design Review.*



Homewood Design Review

Master Plan Phase 1C



David André Tirman

SACRAMENTO AVENUE



UNIT
2

BUILDING TYPE: B
BLDG FOOTPRINT: 2,031 SF
TYPICAL OF 2

UNIT
1

BUILDING TYPE: A
BLDG FOOTPRINT: 2,371 SF
TYPICAL OF 5

UNIT
3

UNIT
5

UNIT
6

UNIT
7

JgC
(CLASS 5)

5' BUILDING SETBACK

N21°09'05"W

N 50°33'55" E
98'00.61'

S22°15'20"E
102.83'

12.5' MPE / STE

20' STE

46.31'

12.00'

S22°15'12"E
183.55'

23.17'

24.00'

6242

S22°15'12"E
79.20'

21.16'

20' SITE
12.5' MPE

18.00'

20.00'

6240

12.00'

12.00'

58.00'

47.00'

6240

OHWM

OHGM

OHWM

OHGM

18.00'

20.11'

5.23'

18.00'

15.15'

17.83'

15.18'

294.12'

