

TABLE 2
Boundary Line Adjustment
HOMWOOD VILLAGE RESORTS LLC.
PROPOSED COVERAGE CALCULATIONS - A.P.N. 097-130-05 TRPA #20051762ST
August 15, 2008

Column Reference Equation	A	B	C	D	E	F	G	H	I			
Parcel Reference Number	APN	Parcel Size Surveyor Final Calculations †	Lake Area (Lake Louise, Quail Lake)*	Valley Land Capability	IPES Score	DOAC % coverage	Base Allowable Coverage	Existing Coverage (Hard)	Existing Coverage (Soft)	Total Existing Coverage (Hard + Soft)	Banked Restored Existing Coverage (Soft)	Remaining Allowable Coverage
† corresponding to parcels on the B.A. proposed as the parcel								TRPA has not distinguished between "soft" and "hard" coverage categories		Existing Coverage in the Proposed configuration has not been verified		
Parcel 1	Not assigned	6,538,980	460,740	NA	760	20	272,811			57,945		215,866
Parcel 2	Not assigned	872,942	174,801	NA	877	30	110,252			48,608		61,644
Parcel 3	Not assigned	762,300		NA	786	26	17,443			12,293		5,150
Parcel 4	Not assigned	341,946		NA	744	19	30,524			20,093		10,431
Parcel 5	Not assigned	5,733,406		NA	713	18	680,181			162,594	70,741 †	517,587
Parcel 6	Not assigned	545,371		NA	692	15	14,788			38,851	34,108 †	-20,065
Parcel 7	Not assigned	1,560,943		NA	798	24	19,949			61,717		-41,786
Parcel 8	Not assigned	1,379,110		NA	689	4	14,227			53,507		-39,280
Parcel 9	Not assigned	405,544		NA	788	25	26,521			15,001		11,520
Parcel 10	Not assigned	810,216		1b	NA	NA	8,102			262,921		-254,819
Parcel 11	Not assigned	809,780		NA	797	26	61,863			3,020		58,843
Parcel 12	Not assigned	678,665		NA	809	27	88,083			9,480	21,475 †	88,623
Parcel 13	Not assigned	656,014		NA	760	25	71,559			5,660		65,899
Parcel 14	Not assigned	341,510		NA	894	29	12,142			1,670		10,472
Parcel 15	Not assigned	246,985		1b	NA	NA	2,469			120,656		-118,187
Parcel 16	Not assigned	1,122,106		NA	707	14	55,872			43,777		12,095
Parcel 17	Not assigned	1,261,488		NA	851	28	91,764			44,890		46,874
Parcel 18	Not assigned	11,765,982		NA	665	20	1,068,466			298,640		767,826
Parcel 19	Not assigned	9,981,338		NA	727	18	783,418			296,900		486,518
Parcel 20	Not assigned	8,556,055	252,006	NA	773	24	767,870			233,244		534,626
total		54,590,699					4,211,304			1,781,447	126,324	2,423,857

† Parcel sizes were initially submitted in 2001 for coverage verifications on a portion of the Homewood Mountain Resort (APN: 097-130-05, TRPA # 20010384) based on record information from Placer County Assessor. The parcel sizes submitted in 2005/2006 for the Land Capability, IPES and Coverage applications associated with this B.A. were based on preliminary survey information which varied from the 2001 submitted. TRPA staff decided to proceed with 2005/2006 parcel sizes as it is the most current RLS data. All Base Allowable coverage in both the Existing and Proposed B.A. configurations were initially calculated using this information. (2) In 2007/2008 more precise parcel data was submitted based on final survey data from Tri State Surveyors. The change in the entire HMR project area by a reduction of 16,997 square feet; some parcels sizes increased, while others decreased. Again, TRPA staff chose to use the 2007/2008 data as it is the most current RLS data and was confirmed to be correct by Tri State Surveyors. The change in parcel sizes impacted the Base Allowable coverages for nearly all parcels in the Existing Configuration (see table 3) and for 7 parcels in the Proposed Configuration (Parcel 4, 8, 9, 10, 11, 13, and 15, see table 4). (3) The applicant chose not to fully redo the DOACs due to the time involved in creating new slope maps and processing new applications. Instead, the following protocol was used in order to verify the changes in Base Allowable Coverage. The Base Allowable Coverage for parcels that increased in size, increased by 1% of the amount of increased parcel size. The Base Allowable Coverage for parcels that decreased in size, decreased by the % of coverage associated with the IPES score and multiplied by the amount the parcel size decreased.

† 126,324 sq. ft. of coverage associated with "Lombard Street" was banked per TRPA file# 970662 to APN# 097-210-01. "Lombard Street" crosses numerous parcels; however this was not documented in the aforementioned TRPA file. In order to distribute the banked coverage "Lombard Street" was interpolated as follows:
80% attributed to APN # 97-060-12, 15% was attributed to APN# 97-060-10, and 5% attributed to APN# 97-050-22. The banking of coverage shall be applied to the respective parcels based on this breakdown.

Over covered

* Lake area for Lake Louise and Quail Lake was removed from the area of 1b for coverage calculations in parcels 1, 2, and 20.

**TABLE 3
BOUNDARY LINE ADJUSTMENT
HOMWOOD VILLAGE RESORTS LLC.
Revised Base Allowable Coverage Calculations- Existing Configuration (Supports Table 1) A.P.N. 097-130-05 TRPA #20051762STD
June 19, 2008**

Parcels Existing Config.	APN	Preliminary Parcel Size	Base Allowable Coverage	Revised Final Parcel Size ϕ	Lake Area (Quail Lake, Lake Louise)	Land Area	Difference (from preliminary parcel size)	IPES % Coverage	*Adjusted DOAC/Balley Base Allowable	Allowable Adjustment	New Base Allowable
1	97-130-05	95,396	954	91,476			-3,920	1			915
	97-130-11	19,166	192	13,068			-6,098	1			131
	97-130-13	141,570	1,416	152,460			10,890	1			1,525
	97-130-14	29,185	292	30,492			1,307	1			305
	97-130-15	27,607	270	30,492			3,485	1	NC	NC	305
	97-130-16	108,029	1,080	104,544			-3,485	1			1,045
	97-130-17	21,780	218	13,068			-8,712	1			131
	97-140-03	64,033	640	69,696			5,663	1			697
	97-140-33	38,333	383	43,560			5,227	1			436
2	97-130-12	38,768	388	39,204			436	1			392
3	97-080-10	2,911,550	183,880	2,999,012			87,462	15	37462(.01)	375	184,255
	97-080-12	2,278,188	68,046	2,317,392			39,204	13	39204(.01)	392	68,438
4	97-080-07	475,240	32,317	475,240			0	27	NC	NC	32,317
5	97-080-19 ϕ	6,738,732	644,704	6,738,732			0	24	NC	NC	644,704
6	97-050-33	17,712,803	1,529,102	17,708,882	252,006	17,456,876	-3,921	21	3921(.21)	-823	1,528,279
7	97-050-35	5,855,771	552,326	5,855,771			0	21	NC	NC	552,326
8	97-050-21	27,878	4,302	69,696			41,818	23	41818(.01)	418	4,720
	97-050-22	2,376,634	121,016	2,439,360			62,726	25	62726(.01)	627	121,643
	97-050-24	1,853,042	130,208	1,829,520			-23,522	26	23522(.26)	-6,116	124,092
	97-050-40	5,929,387	596,817	5,749,484			-179,903	20	179903(.20)	-35,981	560,836
	97-050-42	4,391,284	272,383	4,356,000			-35,284	26	35284(.26)	-9,174	263,209
10	97-210-01	25,265	253	21,780			-3,485	1	SEZ ADJUST		218
11	97-050-34	1,261,498	91,764	1,261,498			0	28	NC	NC	91,764
12	97-210-02	10,890	109	13,068			2,178	1	SEZ ADJUST		131
13	97-170-13	25,700	1,036	21,780			-3,920	13	3920(.13)	-510	527
14	97-050-06	507,474	120,171	544,500			37,026	27	37026(.01)	370	120,541
15	97-050-05	519,235	5,192	518,364			-871	1	SEZ ADJUST		5,184
16	97-050-38	148,540	11,204	139,392			-9,148	20	9148(.20)	-1,830	9,374
17	97-050-41	279,655	6,033	278,784			-871	10	871(.10)	-87	5,946
18	97-050-12	695,653	6,956	714,384	635,541	78,843	18,731	1	SEZ ADJUST		788
		54,807,686	4,383,652	54,590,699			18,987				4,325,174

Due to the area of Lake Louise and Quail Lake being included in the final parcel size, it was necessary to recalculate allowable coverage to compensate for the land area minus lake area.

ϕ This table illustrates how Base Allowable Coverages were adjusted accordingly with revised parcel sizes as submitted in 2007/2008.

* A portion of this parcel is legally consolidated with APN 97-060-18. Parcel ID and coverage verification correspond to the Madden 1 B/LA. TRPA File# 20030255.

16,987 Sq. Ft. area change required new calculations. Column shows calculations used to arrive at New Base Allowable.

(1) Parcel sizes were initially submitted in 2001 for coverage verifications on a portion of the Homewood Mountain Resort (APN: 097-130-05, TRPA # 20010384) based on record information from Pacer County Assessor. The parcel sizes submitted in 2005/2006 for the Land Capability, IPES and Coverage applications associated with this B/LA were based on preliminary survey information which varied from the 2001 submitted. TRPA staff decided to proceed with 2005/2006 parcel sizes as it is the most current RLS data. All Base Allowable coverage in both the Existing and Proposed B/LA configurations were initially calculated using this information. (2) In 2007/2008 more precise parcel data was submitted based on final survey data from Tri State Surveyors. This changed the entire HMM project area by a reduction of 16,987 square feet; some parcels sizes increased, while others decreased. Again, TRPA staff chose to use the 2007/2008 data as it is the most current RLS data and was confirmed to be correct by Tri State Surveyors. The change in parcel sizes impacted the Base Allowable coverages for nearly all parcels in the Existing Configuration (see table 3) and for 7 parcels in the Proposed Configuration (see table 5) and for 7 parcels in the Proposed Configuration (see table 6 & 7, 9, 10, 11, 13, and 15, see table 4). (3) The applicant chose not to fully redo the DOACs due to the time involved in creating new slope maps and processing new applications. Instead, the following protocol was used in order to rectify the changes in Base Allowable Coverage. The Base Allowable Coverage for parcels that increased in size, increased by 1% of the amount of increased parcel size. The Base Allowable Coverage for parcels that decreased in size, decreased by the % of coverage associated with the IPES score and multiplied by the amount the parcel size decreased.

Table 4
Homewood Village Resorts LLC.
May 19, 2008

Revised Base Allowable Coverage Calculations- Proposed Configuration (Supports Table 2) A.P.N. 097-130-05 TRPA #200517625TD

Parcel # Proposed Parcel Configuration	Parcel Size	Base Allowable Coverage	Revised Parcel Size ϕ	Difference	IPES % Coverage	Bailey Land Capability	*Adjusted DOAC/Bailey Base Allowable ϕ	Allowable Adjustment	New Base Allowable
4	342,382	30,607	341,946	-436	19	NA	436(.19)	-83	30,524
8	1,362,121	14,057	1,379,110	16,989	4	NA	16,989(.01)	170	14,227
9	417,305	29,461	405,544	-11,761	25	NA	11,761(.25)	-2,940	26,521
10	812,830	8,128	810,216	-2,614	NA	1b	2614(.01)	-26	8,102
11	804,118	61,806	809,780	5,662	26	NA	5,662(.01)	57	61,863
13	658,192	72,104	656,014	-2,178	25	NA	2,178(.25)	-545	71,559
15	269,636	2,696	246,985	-22,651	NA	1b	22651(.01)	-227	2,469
	4,666,584	218,859	4,649,595	-16,989					215,265

This table illustrates how Base Allowable Coverages were adjusted accordingly with revised parcel sizes as submitted in 2007/2008.

(1) Parcel sizes were initially submitted in 2001 for coverage verifications on a portion of the Homewood Mountain Resort (APN: 097-130-05, TRPA # 20010384) based on record information from Placer County Assessor. The parcel sizes submitted in 2005/2006 for the Land Capability, IPES and Coverage applications associated with this BLA were based on preliminary survey information which varied from the 2001 submittal. TRPA staff decided to proceed with 2005/2006 parcel sizes as it is the most current RLS data. All Base Allowable coverage in both the Existing and Proposed BLA configurations were initially calculated using this information. (2) In 2007/2008 more precise parcel data was submitted based on final survey data from Tri State Surveyors. This changed the entire HMR project area by a reduction of 16,987 square feet; some parcels sizes increased, while others decreased. Again, TRPA staff chose to use the 2007/2008 data as it is the most current RLS data and was confirmed to be correct by Tri State Surveyors. The change in parcel sizes impacted the Base Allowable coverages for nearly all parcels in the Existing Configuration (see table 3) and for 7 parcels in the Proposed Configuration (Parcel 4, 8, 9, 10, 11, 13, and 15; see table 4). (3) The applicant chose not to fully redo the DOACs due to the time involved in creating new slope maps and processing new applications. Instead, the following protocol was used in order to rectify the changes in Base Allowable Coverage. The Base Allowable Coverage for parcels that increased in size, increased by 1% of the amount of increased parcel size. The Base Allowable Coverage for parcels that decreased in size, decreased by the % of coverage associated with the IPES score and multiplied by the amount the parcel size decreased.

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TABLE 5
QUAIL LAKE BOUNDARY LINE ADJUSTMENT
HOMEWOOD VILLAGE RESORTS LLC.
A.P.N. 097-050-047 TRPA #LAD2008-0083
June 6, 2008

TABLE 5A
HOMEWOOD VILLAGE RESORTS - RESULTANT PARCELS

Parcel Reference Number*	Parcel	Parcel Size	IPES	DOAC %	1b SEZ Area	Area >30% Slope	Area <30% Slope	Base Allowable Coverage	Existing Coverage	Remaining Allowable Coverage
1	1C	435,108	786	26	0	412,193	22,915	10,080	7,120	2,960
3	3	1,043,601	786	26	0	796,187	247,414	72,289	41,591	30,698
4	4	1,339,082	760	20	130,562	629,784	578,736	123,351	56,128	67,223
18	18A	8,968,834	665	20	795,290	4,313,393	3,860,151	823,117	229,540	593,577
19	19A	9,652,348	727	18	873,741	4,950,543	3,828,064	747,294	282,220	465,074
		21,438,973			1,799,999	11,102,100	8,537,280	1,776,131	616,599	1,159,532

TABLE 5B
QUAIL LAKE WATERSHED - RESULTANT PARCELS

Parcel Reference Number*	Parcel	Parcel Size	IPES	DOAC %	Quail Lake Area	1b SEZ Area	Area Minus SEZ	Area >30% Slope	Area <30% Slope	Base Allowable Coverage	Existing Coverage	Remaining Allowable Coverage
2	18-Q	5,157,028	486	16	460,740	351,770	4,344,539	3,721,253	632,365	141,818	12,590	129,228
2	28-Q	591,641	877	30	174,801	11,797	405,048	257,061	147,982	47,084	19,310	27,774
2	48-Q	49,708	744	19	0	0	49,708	16,793	32,915	6,422	2,200	4,222
2	188-Q	2,797,158	665	20	0	186,462	2,610,696	1,477,129	1,133,567	243,349	69,100	174,249
2	198-Q	328,990	727	18	0	0	328,990	135,850	193,140	36,124	4,680	31,444
	Total	8,924,525			635,541	550,029	7,738,981	5,598,985	2,139,969	474,797	107,880	366,917

* Parcel Reference Number refers to the "2008 Homewood BLA Existing Parcel Configuration" and "Quail Lake BLA" Map of 5/13/08. These numbers refer to the parcel numbers on the map to be recorded with Placer County.

Table 6
Quail Lake Watershed Parcel
Comparison of development potential of those parcels affected by "Quail Lake BLA"
Homewood Village Resorts LLC.
A.P.N. 097-050-047 TRPA #LLAD2008-0083
August 15, 2008

Parcel Configuration Resultant of Homewood BLA (Table 2)
Table 6A

Parcel Number	Parcel Size	Base Allowable Coverage	Existing Coverage	Remaining Allowable Coverage
1	6,638,980	278,419	57,945	220,474
2	872,942	112,000	48,608	63,392
3	762,300	17,443	12,293	5,150
4	341,946	30,524	20,093	10,431
18	11,765,992	1,066,466	298,640	767,826
19	9,981,338	783,418	286,900	496,518
Total	30,363,498	2,288,270	724,479	1,563,791

Quail Lake Watershed Parcel
Alternate IPES Building Site (site 02(09-05))
Table 6C

Parcel Number	Parcel Size	Base Allowable Coverage	Existing Coverage	Remaining Allowable Coverage
2	8,924,525	703,481	107,880	595,601

Parcel Configuration Resultant of Quail Lake BLA (Table 5A & 5B)
Table 6B

Parcel Number	Parcel Size	Base Allowable Coverage	Existing Coverage	Remaining Allowable Coverage
1B-Q	5,157,028	141,818	12,590	129,228
1C	435,108	10,080	7,120	2,960
2B-Q	591,641	47,084	19,310	27,774
3	1,043,601	72,289	41,591	30,698
4	1,339,082	123,351	56,128	67,223
4B-Q	49,708	6,422	2,200	4,222
18A	8,968,834	823,117	229,540	593,577
18B-Q	2,797,158	243,349	69,100	174,249
19A	9,652,348	747,294	282,220	465,074
19B-Q	328,990	36,124	4,680	31,444
Total	30,363,498	2,250,928	724,479	1,526,449