**From:** Paul Nielsen <pnielsen@trpa.gov>
**Sent:** 4/3/2023 8:29:48 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Subject:** FW: Please don't privatize Homewood.
**Attachments:** image001.jpg

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**From:** Julie Regan <jregan@trpa.gov>
**Sent:** Sunday, April 2, 2023 12:25 PM
**To:** Jeff Cowen <jcowen@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
**Subject:** FW: Please don't privatize Homewood.

--
Julie W. Regan
Executive Director
Tahoe Regional Planning Agency
775.589.5237 • jregan@trpa.gov

TAHOE REGIONAL PLANNING AGENCY
P.O. Box 5310
Stateline, NV 89449
775-588-4547
www.trpa.gov

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**From:** Barbara <barbara@thetreasuredhome.com>
**Date:** Saturday, April 1, 2023 at 4:51 PM
**To:** Julie Regan <jregan@trpa.gov>
**Subject:** Please don't privatize Homewood.

Hello,
I am a west shore homeowner and am very concerned about proposed growth along Hwy. 89. We live on the west side of the highway and traffic is already at dangerous levels, especially during the summer months.

Add more homes and condos and a super-sized Homewood ski resort and am fearful of the results. Not to mention the environmental impact.

The private component is another issue. I'll miss a random day of skiing, or the option to ski with visiting family, but the increased traffic congestion is my greatest concern.

I know things don't stay the same, but let's not speed up the process of polluting Lake Tahoe and clogging our thoroughfares.

Thanks for listening,

Barbara Bussey
The Treasured Home
9906 Fair Oaks Blvd
Fair Oaks, CA 95628
916-514-5272
www.thetreasuredhome.com

TAHOE
REGIONAL
PLANNING
AGENCY

P.O. Box 5310
Stateline, NV 89449

775-588-4547

**www.trpa.gov**

**From:** ryan downey <Tahoeskibum77@hotmail.com>
**Sent:** 4/3/2023 5:05:21 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

---

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

**From:** Dan Ziony <danziony@hotmail.com>
**Sent:** 4/3/2023 9:41:09 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

---

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

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Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

**From:** Kaitlyn Sharp <kaitlyn.sharp@gmail.com>
**Sent:** 4/3/2023 9:41:33 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

---

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking th eir promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

With best regards,
Kaitlyn
Sharp DPH
Custom Plumbing & Hardware
Kaitlyn.Sharp@gmail.com

**From:** Chloe Lombardo <chloe391@gmail.com>
**Sent:** 4/3/2023 12:22:45 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Hi,

My name is Chloe and I'm a third generation Tahoe resident in the Homewood/Tahoma area. I am writing to express my deep concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment and insight from the locals that have supported Homewood from the beginning!

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.
Chloe Lombardo from Chamberlands

**From:** robin stone <robinstonecat@gmail.com>
**Sent:** 4/4/2023 11:50:23 AM
**To:** swydra@placer.ca.gov <swydra@placer.ca.gov>; eivaldi@placer.ca.gov <eivaldi@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; Sophie Fox <sfox@placer.ca.gov>; Kathy Hopkins <KHopkins@placer.ca.gov>; mwood@placer.ca.gov <mwood@placer.ca.gov>; Shirlee Herrington <sherring@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
**Subject:** Homewood, Lake Tahoe Development

---

Dear Planners and Regulators,

We are writing to express our concerns with the proposed direction for the Homewood Mountain Resort. We understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead
with development. Given this project's significant drift from the publicly approved 2011 Master Plan, it is inappropriate for any further development to continue without a complete re-planning process that includes
public comment.

Based on their ongoing public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships at not-yet-revealed cost. Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore" developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)". Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider."

As next steps, we respectfully request:
An immediate stop to the non-conforming construction underway at the South Lodge,
A complete pause on permitting and
A revised proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you for your consideration,

Robin Stone and family
PO Box 407
Tahoma, CA 96142

**From:** Diana Caldeira <dcaldeira722@gmail.com>
**Sent:** 4/4/2023 1:31:08 PM
**To:** swydra@placer.ca.gov <swydra@placer.ca.gov>; eivaldi@placer.ca.gov <eivaldi@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; Sophie Fox <sfox@placer.ca.gov>; Kathy Hopkins <KHopkins@placer.ca.gov>; mwood@placer.ca.gov <mwood@placer.ca.gov>; Shirlee Herrington <sherring@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
**Subject:** Homewood

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Thank you for your time in reading the following message:

This letter is in reference to **PLN22-00534.** My family has been a member of the Tahoe community since 1964. We own two homes in Rubicon and are members of Rubicon Tahoe Owners (RTO). Multiple generations of our family have grown up in this beautiful place. We learned to ski at Homewood and have spent literally decades enjoying not only the proximity to our homes, but the beauty of this special mountain.

What is currently being proposed is the elimination of our access to Homewood. Making the mountain unusable, either by making the cost of skiing too high or making it entirely private, is unacceptable. The addition of thousands of people to the West Shore in the form of homes and traffic would cause a safety issue and change the whole nature of the area.

I adamantly oppose the new plans and business model, which have clearly changed and are not in synchrony with the original spirit of the approved plan, until they are subject to a full review by Placer County and TRPA with the input of the West Shore community.

Sincerely,
Diana Caldeira

**From:** Connor Fischer <confish2021@gmail.com>
**Sent:** 4/4/2023 12:46:24 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

---

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

Sent from my iPhone

**From:** Barbara McDonald <tazzimc@gmail.com>
**Sent:** 4/4/2023 4:50:49 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Subject:** PLN22-00534

---

I am writing to expressed my concerns with the proposed direction for the Homewood mountain resort.

I understand that Homewood developers are seeking approvals from TRPA and Place Planning to move ahead with the development. Given this projects significant drift from the publicly approved 2011 Master Plan, it is inappropriate for any further development to continue without a complete replanning process that includes public comment.

Based on their ongoing public comments, developers JMA venturesm, Mohari Hospitality and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of “maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors,” developers JMA Ventures, Mohari Hospitality and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan’s “central goal” to “restore Homewood As a key gathering Center for Lake Tahoe’s West Shore,” developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only “open the area to residents multiple times each month (no holidays or weekends).”

Contradicting the 2011 Master Plan , in which the new Homewood Resort design is conceived as a in Alpine Village community and the architectural style of the classic old Tahoe Lodges, “JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a “mountain modern” architectural style in the South Base Area Area.

The Tahoe Basin Design Review Committee Recently agreed with our concerns, finding the developers proposal “not in compliance with the 2011 Master Plan which is the guiding document they are required to consider.” Thank you, Neighbors!

As next steps, we demand:
And immediate stop to the nonconforming construction underway at the south lodge;
A completely new proposal for Homewood, including EIr, from JMA Ventures.
Mohari Hospitality, and Discovery Land Company, with ample opportunity
for community input.

Thank you,
Barbara McDonald
9040 Forest Drive
Sent from my iPad

**From:** Barbara Keck <barbara.a.keck@gmail.com>
**Sent:** 4/4/2023 11:51:12 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Subject:** RE: Homewood Mountain Resort Ski Area Master Plan PLN22-00534 and Permit No. ESD21-00133

---

Dear TRPA Planners,

I am writing to express my concerns about the proposed change in the development and direction of the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue that does not conform with the adopted plan, or without requiring a complete re-plan that includes public Comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors, "1 developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at a not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore,"2 developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."3

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a non-conforming "mountain modern" architectural style at the North Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider."4 Thank you, Tahoe Basin Design Review Committee!

As next steps, we request:

- An immediate stop to the non-conforming construction underway at the North Lodge; and
- A complete pause on permitting; and
- Mandate the adherence to the approved 2011 Master Plan for all phases and requirements of the project; and
- A final determination from the TRPA Governing board that previous permits issued in error are not consistent with the 2011 Master Plan and should be revoked.

If JMA Ventures, Mohari Hospitality, and Discovery Land Company and any LLC involved in design and/or development of any phase of the development of Homewood Ski Area does not comply with the approved 2011 Master Plan, that a completely new application process with their proposal for development of Homewood Ski Area be required, including ample opportunity for community input.

Thank you -
*Barbara Keck*
*5750 McKinney Drive – PO 897*
*Homewood, CA 96141*

1 TRPA response to Homewood Mountain Resort Master Plan Update, Feb. 4, 2023
2 Homewood Mountain Resort Ski Area Master Plan p.2, Oct. 4, 2011
3 Homewood Mountain Resort Master Plan Update p.3, Nov. 8, 2022
4 Tahoe Basin Design Review Committee Meeting Minutes, Feb 28, 2023

--
**Barbara Keck**
**Cell 650 222 4342**

**From:** bryan davis <fiestada@yahoo.com>
**Sent:** 4/6/2023 11:34:49 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Don't Destroy Homewood

---

I learned to ski at Homewood and taught my daughter to ski at Homewood. My family has owned a home in the West Shore since 1969. Please do not destroy Homewood, that's exactly what these privatization plans do. I am writing to express my concerns.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.
-Bryan Davis

Sent from my iPhone

**From:** Ryan Cline <ryans.cline@gmail.com>
**Sent:** 4/6/2023 3:07:03 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>; +swydra@placer.ca.gov <+swydra@placer.ca.gov>; +supervisorgustafson@placer.ca.gov <+supervisorgustafson@placer.ca.gov>
**Subject:** Keep Homewood Public!

---

Hello,

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

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Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you,
Ryan Cline

**From:** Mary Jane Hatchett <mjmhatchett@gmail.com>
**Sent:** 4/7/2023 5:16:15 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>;
**Subject:** Keep Homewood Public!!

---

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

Being born and raised in Homewood, CA, these development plans will seriously affect the livelihood of my family and other locals around us. I urge you to think about who you are affecting rather than just thinking about future profits. I grew up going to Homewood all of my life, and it is heartbreaking to hear that the last place for locals on the West Shore will be taken away and given to people who do not even live here. Most locals here cannot afford these costs. Although they are not revealed, it can be predicted that these costs will be too significant for any true Tahoe local to pay.

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of “maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors,” developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan’s “central goal” to “restore Homewood as a key gathering center for Lake Tahoe’s West Shore,” developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only “open the area to residents multiple times each month (no holidays or weekends).”

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan. This is hard to believe; West Shore skiers and boarders driving to Palisades or Northstar, plus resort employees commuting from Truckee or Reno, will worsen already-congested Resort Triangle traffic.

Contradicting the 2011 Master Plan, in which “the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges,” JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a “mountain modern” architectural style in the South Base Area.

Responding to the vehement objections of 300+ concerned residents, TRPA has asked JMA Ventures to provide additional information on how the proposed changes “fit within the vision and goals of the Master Plan.” We share your concerns and thank you for your letter.

As next steps, we demand:

-An immediate stop to the non-conforming construction underway at the South Lodge;

-A final determination from the TRPA Governing Board that JMA Ventures, Mohari Hospitality, and Discovery Land Company’s proposal to privatize Homewood Mountain Resort is NOT consistent with the 2011 Master Plan;

-A complete re-plan for Homewood Mountain Resort, following the same publicly accountable processes that resulted in the 2011 Master Plan, including environmental review.

Thank you.

**From:** Tiana Hatchett <tianajhatchett@gmail.com>
**Sent:** 4/7/2023 5:19:40 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

---

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I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

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Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

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The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

Sent from my iPhone

**From:** Ed Ransom <edransom95249@gmail.com>
**Sent:** 4/7/2023 5:55:34 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

---

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

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Thank you.

Sent from my iPhone

**From:** slt.chowda <slt.chowda@gmail.com>
**Sent:** 4/7/2023 10:32:44 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

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A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

**From:** Barton Tretheway <rsg_llc@msn.com>
**Sent:** 4/8/2023 8:41:35 AM
**To:** swydra@placer.ca.gov <swydra@placer.ca.gov>; eivaldi@placer.ca.gov <eivaldi@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; Sophie Fox <sfox@placer.ca.gov>; Kathy Hopkins <KHopkins@placer.ca.gov>; mwood@placer.ca.gov <mwood@placer.ca.gov>; Shirlee Herrington <sherring@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
**Subject:** Homewood Project

---

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort. Our family has had a home in Homewood since 1936, though now we live in Rubicon Bay. We are sledding Homewood long before Helen turned it into a ski resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. Given this project's significant drift from the publicly approved 2011 Master Plan, it is inappropriate for any further development to continue without a complete re-planning process that includes public comment.

Based on their ongoing public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors1," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore1," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)2."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider.3" Thank you, neighbors!

As next steps, we demand:

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A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you -

Barton Tretheway
8604 North Lane, Rubicon Bay (Tahoma, 96142)

Barton G. Tretheway Managing Director, Rubicon Solutions Group, LLC, 3920 North Lake Shore Drive, 14 South, Chicago, IL 60613, 312.343.0449. rsg_llc@msn.com

**From:** ava arnold <superava16@icloud.com>
**Sent:** 4/8/2023 12:33:04 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** Cathy Rawiszer <ccarr6065@aol.com>
**Sent:** 4/8/2023 2:29:19 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** Stella Riha galbo <stellagalbo@icloud.com>
**Sent:** 4/8/2023 8:20:31 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** Liam Nolan-Bowers <liamnolanbowers@icloud.com>
**Sent:** 4/8/2023 12:18:22 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Liam Nolan-Bowers

**From:** David O <raiderdo@gmail.com>
**Sent:** 4/9/2023 6:21:33 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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I have been going to Homewood for decades and even introduced my daughter to this amazing resort in Lake Tahoe. We have made it an annual trip and would love to continue for years to come! Keep Homewood Public!

Thanks,
David Osterberg

**From:** Razukas, Peter M. <peter.razukas@dolby.com>
**Sent:** 4/9/2023 8:45:31 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Peter Razukas
7279 3rd ave
Tahoma ca 94960

**From:** D. Murray <lumberjaxrock@yahoo.com>
**Sent:** 4/12/2023 2:41:51 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** growlnbear <growlnbear@yahoo.com>
**Sent:** 4/13/2023 12:32:54 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** [BULK] Keep Homewood Public!

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Thank you.

Sent from my T-Mobile 4G LTE Device

**From:** Doug Boeger <1962boegd@gmail.com>
**Sent:** 4/13/2023 8:29:21 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** Greg Harris <gharris@svb.com>
**Sent:** 4/14/2023 8:21:09 AM
**To:** Paul Nielsen <pnielsen@trpa.gov>; HomewoodPlan <homewoodplan@trpa.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>
**Cc:** ehachman@comcast.net <ehachman@comcast.net>; dfortune@gmail.com <dfortune@gmail.com>;
**Subject:** Homewood Mountain Resort - change in location of proposed parking garage?

---

Hi Paul and Chris, my name is Greg Harris, our family owns residential and commercial properties at Highway 89 and Silver Street, nearby the north end of the Homewood Ski Area parking lot.

Several other adjacent neighbors and I have recently heard that JMA is intending to move their four-level parking garage structure to the north end of the main base lot, from the original Fawn Street location.

Do either of you have any information on this that you could share with me?

Thanks,

Greg

Greg M. Harris
Los Esteros Associates, LP
(415) 500-1583
gharris@svb.com

You can manage your email preferences, or unsubscribe from receiving promotional or marketing email communications from Silicon Valley Bank, a division of First-Citizens Bank & Trust Company, at any time by visiting the Manage Email Preferences page. Read about our Privacy Policy. If you have any questions or concerns about our Privacy Notice, please contact us by email: privacyoffice@svb.com. Also read about our Cookie Notice.

Silicon Valley Bank, a division of First-Citizens Bank & Trust Company. Member FDIC.

**If you recently applied for credit or we are requesting additional information to process your credit request**: *Important disclosures for Equal Credit Opportunity Act and USA PATRIOT Act, please click here.*

SVB Confidential

**From:** Shoshanna Moglen <shoshanna@gmail.com>
**Sent:** 4/15/2023 5:18:49 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.
The Moglens

Sent from my iPhone

**From:** Susan Holm <susan.holm@icloud.com>
**Sent:** 4/16/2023 2:01:22 PM
**To:** Gustafson Cindy <supervisorgustafson@placer.ca.gov>
**Cc:** Holm Dick <dickholm@aol.com>; HomewoodPlan <homewoodplan@trpa.gov>; Public Keep Homewood <KeepHomewoodPublicCA@gmail.com>;
**Subject:** Homewood Resort

---

Dear Ms. Gustafson,

We are alarmed to learn that Placer County issued a letter of "substantial conformance" to JMA for their proposed development of Lot 5 of their Master Plan **after** the Tahoe Basin Design Review Committee (TBDRC) unanimously denied the project as submitted. How in the world can this be possible? There is literally nothing about the proposal that is consistent with the Master Plan as ALL members of the TBDRC stated in their meeting of January 24, 2023.

If you agree with the Planning Commission, we would very much like to hear your justification in a reply email. If you do not agree with the Planning Commission, we would like to know what you intend to do about this for your constituents in the Tahoe Basin and the West Shore.

Thank you,
Susan & Dick Holm
5625 Lagoon Road
Homewood, CA 96141

Sent from my iPad

**From:** Luce Jorgenson <lucejorgenson@gmail.com>
**Sent:** 4/16/2023 4:01:54 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

---

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

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Thank you.

Sent from my iPad

**From:** Chris Dalfonso <dalfonz00@gmail.com>
**Sent:** 4/16/2023 6:14:03 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

**From:** Paul Clausen <pclausen5131@gmail.com>
**Sent:** 4/16/2023 7:58:03 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** Gretchen Maccoux <gretchen.maccoux@sbcglobal.net>
**Sent:** 4/17/2023 8:32:02 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

---

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

In addition to all the valid arguments against the immediate building that the Keep Homewood Public folks have pointed out, I'd like to say that Homewood is a special place to my family. I met my husband on the volunteer ski patrol there and have raised our kids on that mountain. I have been a pass holder or ski patroller there non-stop since 1978, except for the one year between owners (1991) when Homewood was closed. This is a gem to all the West Shore folks and for it to be sold to the ultra wealthy is just really really sad.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

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Thank you.

Gretchen Davidson Maccoux

Sent from my iPhone

**From:** Joanie Mcdonald <joanimcd@yahoo.com>
**Sent:** 4/18/2023 10:37:33 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sincerely,

Joan McDonald
2579 Shady Ln
Homewood, CA 96141

Sent from my iPhone

**From:** Steve Malmquist <link.malmquist@gmail.com>
**Sent:** 4/19/2023 10:50:30 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Subject:** Homewood

---

Having visited Tahoe since the 50's, and been a west shore homeowner for the past 15 years, we are firmly opposed to any privatization of the natural resources that currently make up the Homewood resort. We are counting on you to be the good stewards of our shared natural resources and not allow the developers to block the local communities from their access to those prized public resources.

Thank you,

Steve & Linda Malmquist
Tahoma

**From:** Lynne Courtright <llcourt@sbcglobal.net>
**Sent:** 4/19/2023 6:12:43 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** Carrie Johnson <girlizard@hotmail.com>
**Sent:** 4/20/2023 7:59:11 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** Emily Quinlivan <emilyaq@suddenlink.net>
**Sent:** 4/20/2023 8:05:03 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Emily Quinlivan
Sent from my iPad

**From:** Gary Ehlers <garywehlers@gmail.com>
**Sent:** 4/20/2023 5:40:12 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

---

As a long time west shore homeowner and family season pass holder starting in the late 1990s, I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

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Gary Ehlers

Sent from my iPhone

**From:** [redacted]
**Sent:** 4/21/2023 10:18:11 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you,

[redacted]

**From:** Theresa Parker <thrsaprkr@gmail.com>
**Sent:** 4/22/2023 2:58:12 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** Alex Gordon <atgordon@mindspring.com>
**Sent:** 4/22/2023 6:47:05 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.
Alex Gordon.

Sent from my iPhone

**From:** TJ Ferriss <tjferriss@gmail.com>
**Sent:** 4/23/2023 7:41:47 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Subject:** [BULK] KEEP HOMEWOOD PUBLIC

---

Hello TRPA,

I'm writing to you to express my concern with the Homewood Mountain Resort Ski Area Master Plan, specifically the attempt to take Homewood private. This will be a major blow to the West Shore community. I'm a relatively new comer to this community having married into a family who has lived and vacationed on the West Shore for decades.

As we have started our own family I've looked forward to the opportunity to teach my son to ski at Homewood, a valued community treasure. It's heartbreaking to see a mountain I have come to love and had hoped my son would love similarly will be destined to become an enclave to the super wealthy.

I would advise working with the developers on some type of compromise that allows the ski resort to remain open to the public.

Thank you,
Thomas Ferriss

--
T.J. Ferriss

**From:** Dave Lamb <lambshark@icloud.com>
**Sent:** 4/23/2023 9:58:14 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.
Dave Lamb
4160 Doe Avenue
Homewood, Ca 96141

Sent from my iPhone
Dave Lamb

**From:** Ron Lauder <spiderweb831@gmail.com>
**Sent:** 4/23/2023 11:13:28 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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**From:** Rachel Hitchcock <rockhitchcock@yahoo.com>
**Sent:** 4/23/2023 1:55:11 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.
Rachel Hitchcock

Sent from my iPhone

**From:** Laurie Struck <ljstruck@gmail.com>
**Sent:** 4/23/2023 9:06:01 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

---

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I purchased a home across from Homewood resort in 2016 and have enjoyed skiing at Homewood for many many years as my parents own a home near Sunnyside. We became season pass holders immediately after our home purchase. We were excited to hear about the plans to upgrade Homewood resort and the area surrounding it thinking it would bring value to our home. We looked online at what was to come but kept waiting and nothing was done. Then we heard of a whole other concept that had been approved somehow to make it a private ski resort, and not sticking to the original design concept. This is very upsetting to me as we now will have limited access and live just across the street. I also worry about the loss of our property value with the limitations that will be put on locals.
I absolutely hate the idea of limiting this resort catering to only those who can buy into the concept financially.
I wanted to go on record that I oppose these plans and want Homewood to stay public.
I also wouldn't want to see it shut down either for lack of resources.
I am located at 5080 West Lake Blvd.
Sincerely,
Laurie Teel Struck
916-390-0940

Sent from my iPad

**From:** ßryan Kreul <bryan_kreul@hotmail.com>
**Sent:** 4/24/2023 12:06:10 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Subject:** Homewood Mountain Resort Master Plan Updates and Input Request

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Hello. I would like to receive updates and information regarding the Homewood Mountain Resort redevelopment and Master Plan.

Thank you,

Bryan Kreul
Tahoma, CA

**From:** Chris McCune <chrisjmccune@gmail.com>
**Sent:** 4/24/2023 8:47:11 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

Chris Mccune CPA
Sent from my iPhone

**From:** Cathy McCune <cathymccune@yahoo.com>
**Sent:** 4/24/2023 8:41:36 AM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** heidiprovencher@gmail.com <heidiprovencher@gmail.com>
**Sent:** 4/25/2023 10:44:32 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

Sent from my iPhone

**From:** Will Crocker <will@thecrockers.com>
**Sent:** 4/26/2023 10:00:23 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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Thank you.

**From:** Lisa Kehe <lkehe25@gmail.com>
**Sent:** 4/27/2023 5:38:36 PM
**To:** HomewoodPlan <homewoodplan@trpa.gov>
**Cc:** cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
**Subject:** Keep Homewood Public!

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I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can this be approved? This project is a very significant shift from the publicly approved 2011 Master Plan and would exclude locals based on income and finances due to the exorbitant fees for private access.

I'm concerned about letting building continue without an opportunity for additional public comment.l, and re-planning and approval given the this project is not in line with the approval originally given.

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A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input, and a new approval process for the wholly new project they are now proposing.

Thank you,
Lisa Kehe