

From: frank whittaker <frjwhittaker@gmail.com>
Sent: 2/27/2023 3:56:17 PM
To: Julie Regan <jregan@trpa.gov>
Cc: Paul Nielsen <pnielsen@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>; Wendy Jepson <wJepson@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; planning@placer.ca.gov <planning@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Steve Buelna <sbuelna@placer.ca.gov>;
Subject: Changes at Homewood

Dear Ladies & Gentlemen:

I write to register concerns regarding the proposed changes to Homewood Mountain Resort (HMR) and other assets of JMA.

1. Along with many, many others, I consider HMR to be a jewel of the West Shore. My late wife and I have been multi-year pass holders, my children grew up skiing there, and now I take great pleasure in introducing my grandchildren to the unique wonders of that mountain. Privatization would take this pleasure away from my family and me unless part of the plan involves continued reasonable-cost access to residents of the West Shore. (Not a golf club plan with a whopping initiation fee!)

My alternative could only be long drives to Alpine or other resorts, thereby adding to traffic congestion, pollution, and other local irritants.

2. The plans that were approved by you and your predecessors in 2011 showed architectural design that was in keeping with the unique look of the West Shore; i.e., Vikingsholm, Ehrman Mansion, Fleur de Lac, and thousands of individual homes. The current proposal looks like something Elon Musk might design for his first colony on Mars. Truly out of sync with anything.

3. I have stored my boat at Homewood High & Dry for more than two decades. Looking at the new architectural plans, it would appear that JMA wish to combine assets such as offering HMR homeowners slips or buoys at the marina. Consequently, many of us may be displaced. If you have influence over such a business plan, I urge you to insist that current marina users be grandfathered according to tenure.

4. In the plans approved in 2011, there was great emphasis that benefits would accrue to the West Shore. It is hard to find those benefits in the new plans.

I urge you to move carefully and creatively with great consideration for those of us who are proud to live on the West Shore.

Frank Whittaker
frjwhittaker@gmail.com
770 Pine Ridge Road, Tahoma, CA 96142
P.O. Box 552, Homewood, CA 96141
530-525-9917 (Home) / 916-267-5702 (Cell)

From: Kelsee Kennedy <kelseekennedy@gmail.com>
Sent: 2/27/2023 4:19:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>
Cc: William Bensley <williambbensley@gmail.com>;
Subject: Concern on Homewood Privatization Plans

We am writing to express our concerns with the proposed direction for the Homewood Mountain Resort.

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 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).”

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan2. 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.1” We share TRPA’s concerns and thank them for their 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 -

Kelsee and Bryce Bensley
7076 7th Ave, Tahoma, CA 96142

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Kelsee Bensley, Ph.D.
Graduate School of Education
UC Santa Barbara

From: Eric Plumb <professorplumb@gmail.com>
Sent: 2/27/2023 5:38:09 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; Stacy Wydra <swydra@placer.ca.gov>; Cindy Gustafson <supervisorgustafson@placer.ca.gov>; Paul Nielsen <pnielsen@trpa.gov>
Subject: Concerns about JMA Plan for Homewood Mountain Resort (West Shore Resident)

Hi, I wrote a month ago to express concerns about changes in the proposed development plan for Homewood Mountain Resort. Following up as I may not be able to attend the Design Review Committee meeting tomorrow.

I and many of my neighbors in the Chamberlands neighborhood are highly concerned about the proposed changes from the 2011 Master Plan for HMR which are being discussed at that meeting. Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center in a classic bait-and-switch maneuver.

The original Master Plan expressed a goal to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," but JMA et al have completely reversed course on this original plan and are now proposing to severely restrict public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Their claim that they will "open the area to residents multiple times each month (no holidays or weekends)" is vague and uncertain, and unlikely to be acceptable to myself and my neighbors regardless. We want the originally promised public West Shore gathering center, not a few crumbs each month thrown to us (at as-yet-unspecified cost or frequency) by a private resort.

JMA's claims that the proposed changes will reduce traffic compared to the original plan are dubious at best. Likewise, they claim that they are operating the resort at a loss - if so, this is only because they have failed to maintain and rebuild infrastructure, or market the resort effectively, while at the same time increasing ticket prices to nearly Palisades levels.

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.1" We share TRPA's concerns and thank them for their letter.

As next steps, we demand:

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

Many thanks for your time and consideration. I and my neighbors hope to be enjoying Homewood Mountain Resort as a West Shore fixture for years to come.

Eric Plumb
(415) 307-2086
605 Grouse Dr, Homewood

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/27/2023 4:58:38 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood development

-----Original Message-----

From: Andi McCausland
Sent: Monday, February 27, 2023 3:57 PM
To: Paul Nielsen
Subject: Homewood development

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

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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 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)."

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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.¹" We share TRPA's concerns and thank them for their 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 -
Andrea McCausland
6190 Flicker

Sent from my iPhone

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/27/2023 5:09:33 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort

From: mark picketts <mark@picketts.ca>
Sent: Monday, February 27, 2023 4:21 PM
Subject: Homewood Mountain Resort

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

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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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 -
Mark Picketts

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/27/2023 3:49:04 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Resort Project

-----Original Message-----

From: Susan Holm
Sent: Sunday, February 26, 2023 7:46 PM
To: swydra@placer.ca.gov
Cc: supervisor@placer.ca.gov; Holm Dick ; Jeff Cowen ; Paul Nielsen ; John Marshall ; Julie Regan
Subject: Homewood Resort Project

Dear Ms. Wydra,

As full time residents of Homewood, we would like to express our concern about the dramatic changes being proposed by the owners of the Homewood Resort. Everything that was previously approved, with support from the community, has been tossed and an all new plan is being pursued. Everything from going private to architecture to broken promises made to the community is being slipped in without any consideration from the affected public. We strongly urge you to require the owners to start over and reapply. There are simply too many changes to consider their current approved permit to stand.

As background, we purchased our home in 2018 and live here full time. When we purchased we were aware of the Homewood Resort project and paid a premium for our home as a result (our home was advertised as "ski in/ski out" because we back up to the resort). Before we finalized our purchase we researched the project including the promise made that it would remain public and we and our family would, therefore, always have access. We also felt it would be good for the community. We were somewhat amazed that they had their permit for so many years and had yet to begin, but again, we thought it was a nice plan and supported it.

Then about a year ago, we started to hear rumblings about changes which were distressing to say the least. And our support for the project did the same about face that JMA and partners did to the community. Every neighbor I've spoken to about this feels very much the same way and I have encouraged them all to write you as well.

I trust you will take our thoughts into consideration.

Sincerely,
Susan and Richard Holm
5625 Lagoon Road
PO Box 1021
Homewood, CA 96141

Sent from my iPad

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/27/2023 4:36:55 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood revised master plan

From: Andrew Cring <andy.cring@yahoo.com>
Sent: Monday, February 27, 2023 3:51 PM
To: Paul Nielsen <pnielsen@trpa.gov>
Subject: Homewood revised master plan

Paul,

Thanks for your continued attention to this matter. The open communication is greatly appreciated. I saw that the Homewood investors responded to your request to explain how the changes they are proposing to the master plan can be considered to be consistent with the original goal of keeping Homewood as a key gathering center on the west short.

In the response they continue to downplay the concerns of those of us who have residences on the West Shore. We don't just want the status quo - and we all understand that in it's current form, Homewood may not be financially viable, but I also believe that privatization is not the only solution. Some other concerns...

- The "market rate membership" concept is a smoke-screen. Those memberships for locals will likely be well into the hundreds of thousands of dollars, if not into the millions - effectively pricing most of the locals out. To continue to highlight those memberships as options for locals without details as to what they will cost is a clever tactic to gain approval. The exclusive properties they are selling are priced for exclusivity - so market rate for exclusive access will exclude most all of the west shore.
- Access every other week on select non-holiday weekends. Not sure what this means - but again - not something that seems consistent with Homewood as a gathering place on the west shore.
- Has there been a study on what the store being built on lot 4 will do to other local stores - it would be a shame to have local businesses driven out of business - leaving the area to rely on the access to this exclusive store.
- The marketing materials on both Discovery and Mohari use the word exclusive multiple times - any claim to the openness of Homewood with these approvals would appear to be inconsistent with the investment thesis they are selling. This feels like a bait and switch now, and with these approvals, no guarantee on the risk of more of those in the future.
- Traffic that is already horrible in the Tahoe city corridor will only get worse as more and more people are forced to travel longer distances to get to Northstar, Palisades or other options
- Original master plan indicated "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," while JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

I would request that, as next steps ...

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.

Thanks again for your attention in this matter.

Andy & Nicole Cring
Homeowners in Chambers Landing

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/27/2023 3:56:22 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Keep Homewood Public

From: TRPA <trpa@trpa.gov>
Sent: Monday, February 27, 2023 9:37 AM
To: Paul Nielsen <pnielsen@trpa.gov>
Subject: Fw: Keep Homewood Public

A few more Homewood public comments coming your way.

From: Malcolm Gordon <malcolmgordon@comcast.net>
Sent: Sunday, February 26, 2023 8:02 PM
To: TRPA <trpa@trpa.gov>
Subject: Keep Homewood Public

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort. I currently am, and have been for many years, a season pass holder at Homewood Mountain Resort. I enjoy the friendly, local experience of skiing at this iconic and scenic West Shore ski area. I patronize West Shore and Tahoe City businesses including restaurants, grocery stores, other shops and gas stations during my visits to ski at Homewood. I would be extremely disappointed if Homewood were to become a private ski area reserved for wealthy property owners and membership holders. I strongly recommend Homewood remain open unrestricted to the public to enjoy its unique ski experience.

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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 seeking to severely restrict 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."

As next steps, I agree with Keep Homewood Public's demands:

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

-A final determination 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.

Malcolm Gordon
106 Robin Way
Los Gatos, CA 95032
malcolmgordon@comcast.net

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/27/2023 3:59:51 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Please do not ruin our quiet and serene West Shore

From: Lynn Huddleston <lynniebin@prodigy.net>
Sent: Monday, February 27, 2023 2:11 PM
To: swydra@placer.ca.gov; Supervisor Gustafson <supervisorgustafson@placer.ca.gov>; Paul Nielsen <pnielsen@trpa.gov>
Subject: Please do not ruin our quiet and serene West Shore

All of us that own homes on our precious West shore have pride in the fact that has not been ruined by new modern buildings. That is what people from all over the world come to see when they visit Emerald Bay and our West Shore. Homewood has been our gathering place for over 60 years in our family. My husband and I are 74 and learned when we were young to ski in Homewood, our kids, our grand kids and soon our great grand kids will continue our family tradition to go to Homewood and learn and to enjoy the beautiful and quiet side of our beautiful Lake Tahoe. Homewood is so very special and to make it so that only a handful of rich people can enjoy it is almost a crime. People, we only have one beautiful Lake Tahoe, and we in our family have always respected and have done everything in our power to keep it quiet, beautiful and available to everyone to enjoy. Please, please do not take that away from our grand kids and great grand kids. It so is not worth the money.

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/27/2023 5:10:06 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Stop Privatization of Homewood

From: Michael KOEPEL <makoepel@mac.com>
Sent: Monday, February 27, 2023 4:33 PM
To: Paul Nielsen <pnielsen@trpa.gov>
Subject: Stop Privatization of Homewood

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

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 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)."

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan². 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.

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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.¹" We share TRPA's concerns and thank them for their 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 -
Michael Koeppel
4040 River Road

From: Doug Estill <douglasestill@gmail.com>
Sent: 2/27/2023 9:44:11 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Bait & Switch

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

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Thank you -

Doug Estill
7020 6th Ave
Tahoma Ca 96142

From: Mark Goshay <regalroad@sbcglobal.net>
Sent: 2/27/2023 7:09:28 PM
To: homewoodplan@trpa.org <homewoodplan@trpa.org>; swydra@placer.ca.gov <swydra@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood expansion objection.

Hello,

We own property in Tahoe Pines and have been skiing at Homewood for 40 years. Three generations of our family have leaned to ski there.

The plan to privatize Homewood and restrict access to locals who have faithfully supported their local hill is an insult and not consistent with the stated goals of the original plan. Furthermore, the assertion that the project will reduce traffic on SR 89 is absurd. All locals know that traffic has reached a crisis point in the basin resulting in extreme ramifications on the environment and the economy. Those locals who enjoy skiing but, can't afford the elite membership fees will be forced to hit the road and go elsewhere only exacerbating the problem.

Of course, if you are wealthy, none of this matters. For the rest of us who "built" the hill with our hard earned dollars are out of luck. Lets rethink this preposition in the context of the current situation on West Shore and come up with a plan that is more sensitive to the needs of the local community.

Regards

Mark E. Goshay

Tahoe Pines.

From: Mike Morrison <mmorriso25@gmail.com>
Sent: 2/27/2023 5:16:33 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Development

Hello TRPA,

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

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Thank you -
Mike & Renee Morrison
5985 Lagoon Road, Homewood, CA

From: Macey Peterson <petersonmacey9@gmail.com>
Sent: 2/27/2023 7:58:04 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; TRPA <trpa@trpa.gov>
Cc: Julie Regan <jregan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Homewood Mountain Resort - Homewood Project

To whom it may concern:

I am a third generation Homewood and have grown up for close to 30 years with Homewood Mountain Resort as my playground and classroom and I plan for it to serve the same purpose for my children, grandchildren and future generations. I spend summers and fall hiking to Quail Lake, fishing in Madden Creek, and zigzagging the manzanita up the face for the ultimate workout. I spend winters and springs skiing Rainbow Ridge to all my favorite runs at Homewood Mountain Resort. In fact, I learned how to ski at Homewood and plan to teach my future children how to ski here. This winter I was engaged at Homewood and have dreamed of getting married on top of the mountain at Big Blue since I was a little girl. Homewood has been the setting for my favorite life moments.

Losing access to Homewood Mountain Resort would be devastating and a significant deviation from the quality of life that was proposed in the 2011 approved Master Plan. Additionally, the major change from the Mountain Rustic to Mountain Modern will completely ruin West Shore and the mystique that draws the community and visitors here. Mountain Modern does not fit the historic fabric of Homewood and will detract from the natural beauty of the area.

My request is for Homewood Mountain Resort to build to the approved 2011 plan or re-submit a new Master Plan showing all the proposed changes, allowing the public to review and comment on the changes.

Thank you,
Macey Peterson

** My email to homewoodplan@trpa.org was blocked. Resending to homewoodplan@trpa.gov

From: George Tsivikas <gtsivikas@gmail.com>
Sent: 2/27/2023 7:37:51 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort Master plan 2011

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

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 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)."

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan². 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.¹" We share TRPA's concerns and thank them for their 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
George and Katherine Tsivikas
180 Simplon Pass Road
Homewood Ca 96141

From: Karen Scott <karina95616@sbcglobal.net>
Sent: 2/27/2023 4:01:18 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort plan

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

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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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.1" We share TRPA's concerns and thank them for their 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 -

Karen Scott

7001 W. Lake Blvd, #26

Tahoma, CA 96142

From: Adam Petcavich <apetcavich@gmail.com>
Sent: 2/27/2023 7:12:53 PM
To: supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; Paul Nielsen <pnielsen@trpa.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort

I am writing to express concerns with the proposed projects and direction that Homewood Mountain Resort is currently planning.

My understanding is that developers JMA Ventures, Mohari Hospitality, and DiscoveryLand Company have strayed from the original 2011 plan to update Homewood Mountain Resort as a community center into a high end luxury destination resort. It feels as though they are pulling the rug out on the current community that has a long history of recreation and play in this area. Privatizing would exclude many families with a long standing tradition of usage in this community.

I am a member of the third generation in a large family with a rich history of enjoying the lake and mountains on the west shore. My mothers family has been coming to enjoy this area her whole life and I have been fortunate to enjoy the same. During that time I have gotten to know many neighbors and made friends that share the same story of several generations of family growing up here recreating and enjoying the natural beauty that the west shore provides. Many of which share fond memories of learning to ski or snowboard at Homewood Mountain resort, and share its special local resort vibe with friends and new family members.

The west shore has always been a gem in the Tahoe basin, where things seem to move a little slower free of the large commercial development much of the lake has become used to. The focus has traditionally been on the natural beauty of the area and matching development to that idea. We enjoy that things are less commercial and welcoming to all types of people to enjoy the more natural part of recreating there. It is important to maintain that culture moving forward.

I am an avid skier and have lived and worked in Park City Utah as well as Jackson Wyoming. I have even been lucky enough to work at The Yellowstone Club in Big Sky Montana. I am very familiar with this type of development and usage for a resort area. It can bring a lot of new usage and a large impact on the surrounding area. As it is today, there is already crowding and heavy traffic during peak season. Developers JMA Ventures, Mohari Hospitality, and DiscoveryLand Company claim this new plan will reduce traffic, but it is very hard to see how that is possible considering the current situation.

TRPA has asked that the development group provide additional information of how this plan aligns with the original proposal. As next steps we would like to have more information on the environmental impact, the scope of the new size of resort buildings and surrounding development, and plans to mitigate the impact of so many new people in the community.

Thank you,
Adam Luchetti Petcavich 6200 Flicker Ave. Tahoma, CA

From: Michael E. Brown <michaelebrown@me.com>
Sent: 2/27/2023 4:18:16 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; pnielson@trpa.gov <pnielson@trpa.gov>
Subject: Homewood Resort

I am writing to express my concerns with the proposed development of the Homewood Mountain Resort.

It appears that the developers have misled us when they made promises to include West Shore residents and homeowners in a community driven center. Instead of “maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors”, they are severely restricting public access through paid memberships. Based on Discovery Land’s other projects such as Kukio and Yellowstone club, the costs of membership will be attainable by the very wealthy only.

TRPA has already asked the developers to provide further information on how their proposed changes fulfill their pledge to “fit within the vision and goals of the Master Plan”. Thanks to them for their letter.

I hope that following actions are considered:

- An immediate stop of the non conforming construction underway at the south lodge
- A final determination by the governing authorities that the developer’s plan is not consistent with the 2011 master plan
- That the governing authority require a new master plan be submitted including an environmental review

Thank you,

Michael E. Brown
Water’s Edge #31
7001 W. Lake Blvd
Tahoma

From: David St Jean <stjean.david@yahoo.com>
Sent: 2/27/2023 4:33:13 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Ski Area Development

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

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 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)."

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan². 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.¹" We share TRPA's concerns and thank them for their 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 -

David St Jean
Chambers Landing #18
Homewood, CA
Cell: 310-738-7787
Office: 310-356-4860

From: Doug Estill <douglasestill@gmail.com>
Sent: 2/27/2023 9:51:06 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: JMA letter

In the letter that Art Chapman sent out, it states he can't make a profit?
Strange in that every ski area in America are making record profits?

But at the end of the day, I think this boils down to the fact that he said this would be a "community enhancement project".
Taking Homewood Mountain away from the citizens of the west shore and all of NorCal is the opposite of community enhancement!

The 1%ers have enough, they don't need our mountain.

Doug Estill
7020 6th Ave
Tahoma Ca 96142

From: V&A Cafe <vandacafeucb@gmail.com>
Sent: 2/27/2023 5:58:17 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: keep homewood accessible

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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.

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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.

ELEFTHERIADIS FAMILY
TAHOE PINE, CA

From: Abigail <abigailgallup@hotmail.com>
Sent: 2/27/2023 4:57:17 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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.

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- 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,
Abigail Gallup
17-year full-time resident & homeowner
Tahoma

Sent from my iPhone

From: Hannah Lusk <hlusk@ucsc.edu>
Sent: 2/27/2023 4:31:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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- 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.

Sent from my iPhone

From: Jade Adams <jadeadams224@gmail.com>
Sent: 2/27/2023 4:00:47 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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

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- 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.

Sent from my iPhone

From: Gary Dei Rossi <drdeirossi@yahoo.com>
Sent: 2/27/2023 5:42:53 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: David Hansen <davidhansen@hmmco.com>;
Subject: Keep Homewood Public!

My family has been skiing at Homewood Ski Area for over 35 years and as a west shore Tahoe property owner I am opposed to the direction that the developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are trying to accomplish at Homewood Mountain Resort.

Tahoe is a wonderful place but since the pandemic the skyrocketing home prices and the lack of affordable housing for the working people of Tahoe has created a situation where locals are being pushed out.

What the JMA Ventures, Mohari Hospitality and Discovery Land Company are proposing is only going to escalate this unequal situation. Instead of creating places where all people can ski at reasonable rates they are creating an elitist ski area.

This will create more traffic, less long time local jobs, and appears to me to be in violation of the original master plan.

Please stand tall and oppose this development.

Gary Dei Rossi

From: Dina Connor Owens <ms.connor@gmail.com>
Sent: 2/27/2023 4:59:55 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Keep Homewood Public!

To whom it may concern:

If Homewood goes private it would be a real travesty for the community.

Please don't let this happen!! Those of us that own houses around the Homewood resort, should still be able to ski there...

There's zero reason why the owners can't still sell tickets to homeowners and their guests. Other than wanting to inflate real estate prices to make this a ridiculously expensive, "exclusive" private ski resort community.

Thank you for your consideration.

Dina Connor Owens
5775 Lagoon Road, Homewood

--

"Your happiness is happening right now unless you choose not to see it."

From: Casey Murray <cmurray1511@gmail.com>
Sent: 2/27/2023 3:47:44 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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As next steps, we demand:

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

-A final determination 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: Sheila Burke <sheilamburke@gmail.com>
Sent: 2/27/2023 6:21:52 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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- 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.

--

Sent from Gmail Mobile

From: Krystal Goebel <krystaltenayagoebel@gmail.com>
Sent: 2/27/2023 5:53:35 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Keep Homewood Public

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

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- 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.

Krystal Goebel
Sent from my iPhone

From: Noel Berghout <noelberghout@gmail.com>
Sent: 2/27/2023 7:08:51 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Please Stop Proposed Changes to Homewood Mountain Resort

We began visiting Homewood Mountain Resort over 30 years ago, and because of our passion for winter sports and our love of the area, our family purchased a vacation home on Tanager Drive in 2008. Over the years, our family has enjoyed many visits to Homewood Mountain Resort with our friends and extended family.

We are writing to convey our concerns about proposals made for Homewood Mountain Resort. The developers promised to make Homewood Mountain Resort a community center. JMA Ventures, Mohari Hospitality, and Discovery Land Company now propose to exclude the local population and turn the resort into an exclusive club. The cost to join is not published at this time, but it is assuredly accessible only to the very wealthy and out of reach of most locals.

In 2011, their master plan's stated goal was to "restore Homewood as a key gathering center for Lake Tahoe's West Shore." The developers now plan to make the resort available to local residents "multiple times each month," excluding holidays and weekends. Like most working class folks, weekends and holidays are when we are able to visit our home and enjoy all that the resort has to offer. This applies to year-round residents who work M-F, as well as folks like ourselves, who do not live there full-time.

Furthermore, their 2011 Master Plan promised to preserve the resort as an "alpine village community in the architectural style of the classic old Tahoe lodges," yet the developers have already begun to build homes in a "mountain modern" architectural style.

We appreciate that TRPA has responded to the concerns of local residents by asking JMA Ventures to explain how their proposed changes fit within the original Master Plan. We ask that TRPA Governing Board also take the following steps:

- Place a stop order on the non-conforming construction at the South Lodge.
- Reject the proposal to privatize Homewood Mountain Resort, as it is not consistent with the Master Plan of 2011.
- Require JMA Ventures, Mohari Hospitality, and Discovery Land Company to undergo the same publicly accountable processes that resulted in the 2011 Master Plan, including environmental review.

Thank you for considering how these proposals impact the character of the mountain, but also of the community.

Noel and Fred Berghout
330 Tanager Dr

From: James Lyon <jim@lyonfamily.tv>
Sent: 2/27/2023 5:52:34 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: PLN22-00534--Homewood-Staff-Packet

Hello Ms. Wydra,

I understand that you are the staff planner for the above noted project. I find that the posted packet is incomplete, as the plans do not include floor plans for the residential units (including floor elevations) nor are there any building height call outs on the exterior elevations. Further, there are no square footage call out tables to detail out parking and living space. I do not know how Planning Staff can review these incomplete plans. We have no idea how tall these buildings really are except for the letter from Mr. Chapman that is not tied to the plans.

First, the architectural style, mass and scale are all conflict with West Shore General Plan standards and inconsistent with the 2011 Homewood Master Plan. The community was promised "Old Tahoe" instead of this "in your face" modern glass boxes. There is minimal articulation in the facades, the mass and volume of "Mountain Modern" are out of context with the surroundings. The TRPA and Placer DRC erred when they approved the 7 homes on Lot 3 (Fawn Street) to allow "Mountain Modern" in conflict to the Master Plan and this error should not set a precedent for further development of Homewood.

If Mr. Chapman's letter is to be believed, 77' tall building are huge. In context to the current North Lodge building, they are at least twice as tall. Do not let the pretty graphics fool you – these buildings are taller than the surrounding trees. These are monstrosities that have no business on this project site. Building should be limited to 3 stories, not 5 stories as proposed.

There is massive tree removal proposed, removing the mature trees that could potentially obscure these buildings. This will be a bare site and take 30-50 years for trees to mature.

Further, all buildings proposed for the project should be story poled so that public can understand the mass and scale. The developer will object, because they know that story poles will put on display their disregard for the community.

Lastly, during construction – with the removal of the Madden Chair, much of the mountain becomes inaccessible. Mr. Chapman and JMA continue to "cry poor" about the ski area operation to TRPA. It is JMA themselves that has mismanaged the ski operation to purposefully incur losses to use as cover to take the resort private.

I request the DRC return this project to staff and the developer for redesign with specific direction as follows:

1. Return to the "Old Tahoe Architecture" per the Master Plan
2. Reduce the mass, scale and volume of all buildings by 30%, limiting buildings to 3 floors above grade.
3. The revised proposal will be story poled for 30 days before the public hearing reviewing the revised design.

Regards,

Jim Lyon
Snowbird Loop
Tahoma

From: Cris Sellers <cris.sellers@gmail.com>
Sent: 2/27/2023 6:21:20 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cris Sellers <cris.sellers@gmail.com>; Bob Buckholz <rtbuckholz@gmail.com>;
Subject: Privatizing Homewood Mountain Resort

Hello,

We are writing to express our concerns with the proposed direction for the Homewood Mountain Resort. My husband and I are home owners and residents in Tahoma. My husband has been a season pass holder at Homewood for the past 12 years and I have been a pass holder for the past 7 years. We ski at Homewood 20 - 40 days a year.

The plan that developers JMA Ventures, Mohari Hospitality and Discover Land Company are implementing now is not the plan that was proposed and approved in the 2011 Master Plan. They are trying to pull off a bait and switch to the detriment of the local community. Since they are not implementing the plan that was actually approved, they should be required to get the new plan approved before they start implementing it. We understand that Homewood is a private business located on private land and that they are in business to make money. We also understand that their economic model may need to change in order to be profitable. What we don't understand is how they can get one plan approved and then turn around and implement a different plan.

The plan approved in 2011 was generally supported by the local community. The plan they are trying to implement today does not for several reasons such as:

- 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 Family Club memberships, at not-yet-revealed cost. Family Club memberships are lifetime vertical memberships for an entire family including grandparents, parents and children. According to Art Chapman *"It's not like buying a season pass for one person. It's like getting a pass for an entire family for years and years and decades, so it's not like spending \$2,000 on yourself to ski at Alpine. It's going to be more expensive than a normal season pass but will cover the entire family"*. Although the price of a Family Club membership hasn't been announced yet, Art Chapman did share as an example the Hermitage Club in Vermont where members pay a one-time fee of \$75,000 for the whole family, plus a \$15,000 annual fee. If you are part of a large wealthy family, maybe a Family Club membership would be a good deal. But for the vast majority of the local community buying a Family Club membership will be completely out of the realm of possibility. People without Family Club membership passes would only be allowed access 2 days per month on off-peak mid week ski days (according to Art Chapman's letter to TRPA on February 21, 2023). We fail to see how this will maintain the heritage of a ski resort that can be enjoyed **equally** by local residents and visitors.
- 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 a few 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.
- Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan². We are not sure this is true since those of us who live on the West Shore will have to drive to Alpine or Palisades to ski. Since the new plan is adding 180 residential units, it might actually increase traffic on the West Shore.

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."¹ We share TRPA's concerns and thank them for their letter.

As next steps, We are asking for:

- **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,

Cristene Sellers
Robert Buckholz
7275 4th Ave, PO Box 308, Tahoma

From: DAVID BAUER <dmbdds@aol.com>
Sent: 2/27/2023 8:17:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>
Subject: Re: Homewood Response Update and Placer County Design Review Committee Meeting February 28

I am hoping that any building approval will be based on the design style of the original Master Plan, unless a new full review is done. Please don't allow them to get away with a bait and switch.

Thank you,
David M. Bauer
390 Ellis Road
Homewood

On Feb 27, 2023, at 10:14 AM, HomewoodPlan <homewoodplan@trpa.gov> wrote:

Thank you for your input and requesting to be updated on the Homewood Mountain Resort Master Plan. For your information, Phase 1B of existing Homewood Master Plan residential projects is on the agenda of the Placer County Design Review Committee tomorrow, February 28. The Phase 1B project to construct 34 residential units in four buildings at the resort's north base is a project in the current Homewood Master Plan. The Placer County application is not for a change in resort operations. Refer to the agenda notice or contact Placer County Principal Planner Stacy Wydra for more information.

As Homewood owners proceed with phases of the master plan, construction permits, and other application processes may be required by TRPA and/or Placer County for individual projects. In 2021, TRPA and Placer County approved a permit for Phase 1C to construct seven residential units to the south of the resort's north base. Those units are currently under construction.

A TRPA permit will also be needed for the 34-unit Phase 1B residential project. The agency has not received an application for that at this time.

TRPA has received a response from Homewood to our letter and we have updated the Homewood Master Plan webpage with the response letter dated February 21 and additional documents. We will continue to post emails, letters, meeting information and documents to that page to keep the community informed.

Thank you,

TRPA Staff
Paul Nielsen
pnielsen@trpa.gov
Special Projects Manager

Jeff Cowen
jcowen@trpa.gov
Public Information Officer

trpa.gov/facebooktrpa.gov/twittertrpa.gov/instagram

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/27/2023 4:33:27 PM
To: Katherine Huston <khuston@trpa.gov>
Cc: Jeff Cowen <jcowen@trpa.gov>;
Subject: RE: Homewood

Thanks Katherine!

From: Katherine Huston <khuston@trpa.gov>
Sent: Monday, February 27, 2023 3:48 PM
To: Jeff Cowen <jcowen@trpa.gov>
Cc: Paul Nielsen <pnielsen@trpa.gov>
Subject: RE: Homewood

On it – thanks

Katherine

From: Jeff Cowen <jcowen@trpa.gov>
Sent: Monday, February 27, 2023 1:10 PM
To: Katherine Huston <khuston@trpa.gov>
Cc: Paul Nielsen <pnielsen@trpa.gov>
Subject: FW: Homewood

Hi Katherine,
Even though comments are pouring in and might not slow down until Wednesday, would you be able to roll up what has been received since the last public comment posting and upload?
As you may have seen, we sent out an update this morning that may be drawing a lot of attention to the website. It'll be nice to have some of the most recent comments posted.
Cheers,

Jeff Cowen (he/his)
Public Information Officer
775.589.5278

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: Monday, February 27, 2023 1:06 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood

From: Anne Wagner <awagner132@gmail.com>
Sent: Monday, February 27, 2023 11:54 AM
To: Paul Nielsen <pnielsen@trpa.gov>
Subject: Homewood

As 38 year residents of Chamberlands, we wish to share our absolute inability to find any merit or value to the proposed privatization of Homewood for the residents of the entire West Shore.
This project will erode any trust that TRPA has the best interests of existing residents.
Sincerely
Anne & George Wagner.

From: Russ Stryker <russstryker@gmail.com>
Sent: 2/27/2023 4:36:35 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>
Subject: Reference PLN22-00534

Stacy, Cindy and Paul,

My name is Russ Stryker. I am a homeowner in Chamberlands/Tahoma and I am writing to express my concerns with the latest Homewood proposal. I was completely onboard with the proposal which TRPA approved in 2011. This was an extremely reasonable and needed proposal for Homewood to stay a valid ski area.

My wife and I and our kids all learned to ski at Homewood and we love the mountain. We love the people, we love the community and we love the fact that Homewood has remained a small family resort. My family have been pass holders for the past 15+ years and my wife and I started skiing there in the mid-70s.

I have been following the goings on at Homewood's project for several years and I am very concerned about the latest developments. We all know that Homewood is in trouble and the infrastructure is a mess. We also know that JMA has no clue how to run a ski area and they have run it into the ground. They have now partnered with two companies who apparently have deep pockets and also appear to know how to run a ski resort.

The problem with this is two-fold. One, they are trying to ram through a plan that is not close to the one that your organization and the Sierra Club approved and secondly they don't understand that Homewood is NOT Yellowstone Club. I have friends and relatives who own places at Yellowstone Club. Homewood is NOT and will never be that. The business plan is flawed and really there doesn't appear to be a solid business plan. This will cause big long term consequences to the west shore and the Tahoe Basin. Tahoe is NOT Yellowstone and hopefully never will be. Please stop this project from going forward as a "Private Club". The original proposal which your organization approved and fits in with the spirit of Tahoe was a great plan.

As you know, Tahoe already has a traffic issue. Most of us on the west shore love the short drive to Homewood for skiing. Imagine what happens to the traffic from Rubicon to Alpine or Palisades on a holiday weekend. Not so much fun and terrible for the roads, etc.

Please help us keep Homewood a nice friendly ski resort and don't turn it into a gaudy elite place.

Thanks for hearing our concerns.

Russ and Jill Stryker
450 Chukar Circle
Tahoma, CA 96161

Russ Stryker
(415) 309-8520

From: james maneatis <james@jjmengconst.com>
Sent: 2/27/2023 4:58:15 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
Subject: Restricting Local and Public Access to Homewood Mountain Resort Ski Area
Attachments: [Homewood Plan Letter 2-27-23.pdf](#)

Dear,
Stacy Wydra, Cindy Gustafson, TRPA Staff, Paul Nielsen,

Please review the attached letter regarding proposed changes/improvements at Homewood Mountain Resort Ski Area.

Thank you for your time and consideration.

James Maneatis

7275 10th Av.
Tahoma, Ca

February 27, 2023

Stacy Wydra at Placer County at swydra@placer.ca.gov.

Placer County supervisor Cindy Gustafson at supervisorgustafson@placer.ca.gov

TRPA at homewoodplan@trpa.gov

Paul Nielsen at TRPA - pnielsen@trpa.gov

Reference PLN22-00534

I have been a West Shore Homeowner since 1978 and am writing to express my deep concerns with the proposed direction for the Homewood Mountain Resort.

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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

¹ [TRPA response](#) to [Homewood Mountain Resort’s Master Plan Update Proposal](#), 2-4-23

“open the area to residents multiple times each month (no holidays or weekends)².”

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan². 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.¹” We share TRPA’s concerns and thank them for their 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.

² [Homewood Mountain Resort’s Master Plan Update Proposal](#), 11-8-22

Thank you,

James Maneatis

7275 10th Av.
Tahoma, Ca -

From: Kate <katehendrickson@gmail.com>
Sent: 2/28/2023 10:22:46 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: [BULK] NO TO THE PRIVATIZATION OF HOMEWOOD RESORT

To the TRPA,

I am writing to express my concerns with the current direction of the Homewood Mountain Resort.

The public plans of the Homewood Resort developers are materially different from the Master Plan (<https://www.skihomewood.com/wpcontent/uploads/Homewood-Mountain-Resort-Ski-Area-Master-Plan-DetailsUpdated-10-04-20112.pdf>) which was previously approved by TRPA. Developer Art Chapman of JMA Ventures has stated in writing that the ski area and related amenities will be closed to the general public, which will negatively impact residents as well as visitors. Homewood Resort has been an important part of the culture of the West Shore of Lake Tahoe for 60 years and it should not be privatized.

It is extremely upsetting that the regulators and TRPA would entertain a proposal to allow for the conversion of Homewood into a private resort for the benefit of a few wealthy individuals to the detriment of the general public and other residents or visitors to the area. Generations of families have grown up enjoying winter sports at Homewood and have built family and community traditions there. Homewood is important to the Tahoe community, and it must stay accessible to all. Skiing/winter sports is already an expensive endeavor and to eliminate the availability of this special mountain as a place where many people come together to enjoy the beauty and magic of Tahoe in the winter would be tragic.

Not only will residents and visitors suffer as a result of this private club proposal, but West Shore businesses will also suffer due to the reduced volume of people visiting Homewood. This will ruin local businesses, including restaurants and other local establishments that are very important to the community and Tahoe in general. Traffic, which has already become almost unmanageable for everyone, will be further impacted if those seeking to enjoy winter sports are forced to go elsewhere due to the privatization of Homewood.

There are alternatives to this plan, such as making Homewood a resort for all homeowners from Tahoe City to South Lake Tahoe or otherwise allowing the community to continue to enjoy Homewood and preserve it for future generations of local families and regular visitors.

I would welcome a resort plan that required commitment from the home-owners / residents to support the Homewood Resort for the long term, and thereby keep the resort open for all residents and the general public. We have created a welcoming and inclusive culture and atmosphere at Homewood and to lose that to an exclusive private mountain serving only the very wealthy would be to the extreme detriment of the rest of the community. This is the opposite of what the residents and regular visitors want for our beloved Homewood Resort.

I trust you will reconsider and act in the best interests of the community by refusing to privatize Homewood Resort.

Thank you,
Kate Hendrickson

Sent from my iPhone

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/28/2023 11:09:30 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: HMR Project

From: doug welch <dw7230q@sbcglobal.net>
Sent: Tuesday, February 28, 2023 9:01 AM
To: Paul Nielsen <pnielsen@trpa.gov>
Subject: HMR Project

Tahoe Hills consists of over 70 homes about 5 miles south of the proposed Homewood Mountain Resort Project. These homeowners with near unanimity (could not reach several homes), very strongly oppose many aspects of the proposed plan and design that now sits before you for review. The feedback from the homeowners concerning the significantly revised proposal was not hesitant, tepid, uncertain, moderate or merely negative. Instead, the comments reflect unequivocal opposition to the project as now proposed. A sampling of comments includes, "100% oppose", "outrageous", "idiotic", "completely oppose", "definitely oppose", "selfish", "wholeheartedly oppose" and "oppose vehemently".

As we understand there was a Master Plan approved in about 2011. Since then, numerous important changes have been put forth such that this is really a different plan that varies from the original plan in substantial ways.

We believe the original plan made no mention nor even hinted that the Homewood Ski Resort would be changed from one open to the public to one that will in practice intentionally exclude nearly all the public. Presently there is only one meaningful ski area on the West Shore, Homewood. The short drive from the West Shore community to the Homewood Ski Resort not only makes it convenient to the residents it eliminates long drives by West Shore skiers to other distant ski areas and the added traffic that would be caused by those drives. The closest ski areas for West Shore residents outside of Homewood are Alpine, Heavenly, NorthStar and Palisades. That is, in place of a 5-10 minute drive is a 45 -60 minute one-way trip through what is already dense traffic to get to those resorts impacting along the way already existing traffic in Tahoe City, the North Shore, Emerald Bay and the South Shore. During our survey of Tahoe Hills residents many shared that not only did they ski at Homewood, but their kids learned to ski at Homewood in a number of cases their grandchildren learned to ski at Homewood. We understand that there has been no traffic analysis since an Environmental Impact Report was written in about 2011, over ten years ago. Since the original plan did not suggest the near exclusion of the broad public to the Homewood ski facilities no Environmental Impact study concerning the added traffic this plan will cause was ever considered. If HMR insists upon going forward with this significant plan revision then an Impact Study must be achieved with this aspect analyzed.

The original plan assumed that the new residents at Homewood would use public transit or other means of transportation to the exclusion of automobiles. Because the new idea is to appeal to those seeking very expensive living tied to exclusivity and luxury it is highly unlikely that these same people will seek public transportation when it is the very public they intend to keep away from. In other words, the assumptions made in the approval process are no longer valid mandating an updated traffic impact and analysis based on the situation and new plan as it now exists.

The original plan submitted for approval included renderings of units that complimented surrounding dwellings throughout Tahoe. After approval all that changed from the traditional Chalet character to "Mountain Modern" flat roofed style popular in urban areas in the 1950s, a style inconsistent with the homes in the surrounding area, an architecture clearly disliked by the residents in the area.

These significant changes equate to a new and different plan by the proponents. They submitted a far more appealing plan for approval in 2011 then significantly altered it piecemeal. The curb appeal, the traffic, the exclusivity, the shuttering of the only significant ski area on the West Shore, the significantly increased fire danger and more call out for a new Master Plan that demonstrates exactly what is being proposed and an EIR that reflects the ramifications of that updated Master Plan.

Doug and Valerie Welch
Tahoe Hills, Meeks Bay

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/28/2023 10:59:10 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Letter
Attachments: [HOMEWOOD LETTER.pdf](#)

From: Robert Waal <rcwaal@comcast.net>
Sent: Tuesday, February 28, 2023 2:56 AM
To: Paul Nielsen <pnielsen@trpa.gov>
Subject: Homewood Letter

Please see attached letter,

Best regards,

Bobby Waal
R and S Homes Inc,
925 943 7735

•
•
•
•
•
•
•

10 Camino Monte Sol
Alamo, California
94507
Lic. # 646320, Lic. C-41218
Ph. And Fax (925) 943 -7735

Robert C. Waal, P.E.

February 28, 2023

Benicia Building Department

Re: Proposed Homewood Resort Developement

Dear Paul Nielsen,

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

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 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).”

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan². 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.

• • • • •

February 28, 2023

Page 2

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.1” We share TRPA’s concerns and thank them for their letter.

As next steps, we demand:

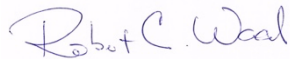
An immediate stop to the non-conforming construction underway at the South Lodge;

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 -

Sincerely

A handwritten signature in blue ink that reads "Robert C. Waal". The signature is written in a cursive style with a large, stylized 'R' and 'W'.

Robert, Sharon, Colleen, Steven and Michelle Waal

6215 Lark Drive, Homewood (Chamberlands), California

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/28/2023 3:56:54 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort concerns

From: Jennifer Allen-Barker <jallen-barker@sbcglobal.net>
Sent: Tuesday, February 28, 2023 10:20 AM
To: Stacy Wydra <SWydra@placer.ca.gov>; supervisor.gustafson@placer.ca.gov; Paul Nielsen <pnielsen@trpa.gov>
Subject: Homewood Mountain Resort concerns

Dear Madam or Sir:

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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 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).**”

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As next steps, I request :

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 -
Jennifer Allen-Barker
7266 5th Ave.
Tahoma, CA

Sent from my iPad

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/28/2023 3:54:50 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort

-----Original Message-----

From: Michael Dufort
Sent: Tuesday, February 28, 2023 12:18 PM
To: Paul Nielsen
Subject: Homewood Mountain Resort

Dear Paul,

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

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 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)."

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan². 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."¹ We share TRPA's concerns and thank them for their 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.

I would appreciate your confirming receipt of this email and your thoughts on this matter.

Sincerely,
Michael Dufort
6370 Lark Drive
Homewood, CA 96141

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/28/2023 11:45:56 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort's re-development

From: TRPA <trpa@trpa.gov>
Sent: Tuesday, February 28, 2023 9:29 AM
To: Paul Nielsen <pnielsen@trpa.gov>
Subject: Fw: Homewood Mountain Resort's re-development

More Homewood public comments coming your way.

From: Kristi Striplin <kristi.striplin@gmail.com>
Sent: Monday, February 27, 2023 5:59 PM
To: TRPA <trpa@trpa.gov>
Subject: Homewood Mountain Resort's re-development

Hello,

As a third generation Homewood / Tahoma resident, we strongly urge Placer County to stop the changes being made at Homewood.

The radical change proposed in the architectural style of the residential buildings from a "classic old Tahoe Lodge" style to a steel, glass, & concrete "Mountain Modern" is NOT what was approved.

This new plan does not compare to the existing and previously approved 2011 master plan.

IF it is true that Art Chapman of JMA (owner of HMR) detailed the significant changes proposed and commented that "we believe the project does not require further public hearing", Homewood and the West Shore is in immediate danger. JMA is only out to make a profit and does not care about our community.

Our family has strong misgivings about HMR becoming private but we seriously oppose these construction changes that will forever take away from our beautiful West Shore.

Please keep HMR from becoming an eye sore that does not blend in and belong in our neighborhood.

Kristi Willey Striplin

Faith * Love * Serenity ><>

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/28/2023 10:40:25 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort's re-development

From: Kristi Striplin <kristi.striplin@gmail.com>
Sent: Monday, February 27, 2023 6:00 PM
To: TRPA <trpa@trpa.gov>
Subject: Homewood Mountain Resort's re-development

Hello,

As a third generation Homewood / Tahoma resident, we strongly urge Placer County to stop the changes being made at Homewood.

The radical change proposed in the architectural style of the residential buildings from a "classic old Tahoe Lodge" style to a steel, glass, & concrete "Mountain Modern" is NOT what was approved.

This new plan does not compare to the existing and previously approved 2011 master plan.

IF it is true that Art Chapman of JMA (owner of HMR) detailed the significant changes proposed and commented that "we believe the project does not require further public hearing", Homewood and the West Shore is in immediate danger. JMA is only out to make a profit and does not care about our community.

Our family has strong misgivings about HMR becoming private but we seriously oppose these construction changes that will forever take away from our beautiful West Shore.

Please keep HMR from becoming an eye sore that does not blend in and belong in our neighborhood.

Kristi Willey Striplin

Faith * Love * Serenity ><>

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/28/2023 10:58:38 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Privatization Plan my JMA

From: Richard Smolen <rsmolen3@comcast.net>
Sent: Monday, February 27, 2023 10:34 PM
To: Paul Nielsen <pnielsen@trpa.gov>
Subject: Homewood Privatization Plan my JMA

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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 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).**”

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan². 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.”¹ We share TRPA’s concerns and thank them for their 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 -
Richard Smolen
7049 10th Ave
Tahoma Ca. 96142

Sent from my iPad

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/28/2023 11:03:28 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Resort Development

From: Cynthia Cogbill <clhcogbill@aol.com>
Sent: Tuesday, February 28, 2023 8:30 AM
To: supervisorjustafson@placer.ca.gov; Steve Buelna <sbuelna@placer.ca.gov>; swydra@placer.ca.gov; Paul Nielsen <pnielsen@trpa.gov>
Subject: Homewood Resort Development

From: clhcogbill@aol.com,
To: dashdoot@aol.com,
Subject: Fwd: Homewood Development
Date: Tue, Feb 28, 2023 8:25 am

Begin forwarded message:

From: clhcogbill@aol.com
Date: February 28, 2023 at 8:22:24 AM PST
To: sbuelna@placer.ca.gov
Subject: Homewood Development

Dear Sir or Madam,

My husband and I have been residents of Tahoe Hills for over 25 years. We have enjoyed the serenity and peace of the West Shore during that time. We have purchased season passes for Homewood Ski Resort for many years and have enjoyed the benefits of proximity for us, the great runs (and all the powder this year!) and the general friendly and welcoming atmosphere of Homewood Ski Resort. It would greatly impact our ski access if Homewood were to become private, especially since the newly renamed Pallisades Resort is nearly impossible to reach on weekends! We hope the committees in charge reevaluate their decisions regarding the future of Homewood Ski Resort as it has been a dishonest move on the part of the developers to restrict access to the general public for the benefit of the few.

Thank you for your attention to this,
Cynthia and Kelly Cogbill

sbuelna@placer.ca.gov.

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 2/28/2023 10:41:12 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Privatizing Homewood Mountain Resort

From: Cris Sellers <cris.sellers@gmail.com>
Sent: Monday, February 27, 2023 6:20 PM
To: Paul Nielsen <pnielsen@trpa.gov>
Cc: Cris Sellers <cris.sellers@gmail.com>; Bob Buckholz <rtbuckholz@gmail.com>
Subject: Privatizing Homewood Mountain Resort

Dear Paul Nielsen,

We are writing to express our concerns with the proposed direction for the Homewood Mountain Resort. My husband and I are home owners and residents in Tahoma. My husband has been a season pass holder at Homewood for the past 12 years and I have been a pass holder for the past 7 years. We ski at Homewood 20 - 40 days a year.

The plan that developers JMA Ventures, Mohari Hospitality and Discover Land Company are implementing now is not the plan that was proposed and approved in the 2011 Master Plan. They are trying to pull off a bait and switch to the detriment of the local community. Since they are not implementing the plan that was actually approved, they should be required to get the new plan approved before they start implementing it. We understand that Homewood is a private business located on private land and that they are in business to make money. We also understand that their economic model may need to change in order to be profitable. What we don't understand is how they can get one plan approved and then turn around and implement a different plan.

The plan approved in 2011 was generally supported by the local community. The plan they are trying to implement today does not for several reasons such as:

- 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 Family Club memberships, at not-yet-revealed cost. Family Club memberships are lifetime vertical memberships for an entire family including grandparents, parents and children. According to Art Chapman *“It's not like buying a season pass for one person. It's like getting a pass for an entire family for years and years and decades, so it's not like spending \$2,000 on yourself to ski at Alpine. It's going to be more expensive than a normal season pass but will cover the entire family”*. Although the price of a Family Club membership hasn't been announced yet, Art Chapman did share as an example the Hermitage Club in Vermont where members pay a one-time fee of \$75,000 for the whole family, plus a \$15,000 annual fee. If you are part of a large wealthy family, maybe a Family Club membership would be a good deal. But for the vast majority of the local community buying a Family Club membership will be completely out of the realm of possibility. People without Family Club membership passes would only be allowed access 2 days per month on off-peak mid week ski days (according to Art Chapman's letter to TRPA on February 21, 2023). We fail to see how this will maintain the heritage of a ski resort that can be enjoyed **equally** by local residents and visitors.
- 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 a few 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.
- Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan². We are not sure this is true since those of us who live on the West Shore will have to drive to Alpine or Palisades to ski. Since the new plan is adding 180 residential units, it might actually increase traffic on the West Shore.

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.”¹ We share TRPA's concerns and thank them for their letter.

As next steps, We are asking for:

- **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,

Cristene Sellers
Robert Buckholz
7275 4th Ave, PO Box 308, Tahoma

From: Mia Duhigg <miduhigg@s.sfusd.edu>
Sent: 2/28/2023 9:31:34 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Grave Concerns potential flagged changes for Homewood

Hi,

I am writing to express my concerns with the current direction of the Homewood Mountain Resort.

Homewood Resort developers publicly stated plans for the property differ in material ways from the Master Plan (<https://www.skiihomewood.com/wpcontent/uploads/Homewood-Mountain-Resort-Ski-Area-Master-Plan-DetailsUpdated-10-04-20112.pdf>) previously approved by TRPA. Specifically:

a. Developer Art Chapman of JMA Ventures has stated in writing that the ski area and related amenities will be closed to the general public.

I also am shocked that the regulators and TRPA would consider a plan to allow a conversion of Homewood which is a huge element of the West Shore Tahoe culture for 60 years into a private resort for the benefit of billionaires that don't have tolerance to ski with average people. How can any Tahoe agency allow a footprint so big to serve so few people, its literally anti-Tahoe and anti-family? Generations of families have had their kids learn to ski at Homewood and have built family and neighbor traditions.

West Shore Tahoe should not be a place where a very small # of people come up to their mountain home 2 times a year from the bay area to ski with a handful of other very rich people, it literally makes no sense.

Why can't Art Chapman realize his return requirements by offering to make Homewood a resort for all homeowners from Tahoe City to South Lake Tahoe? He will probably do a lot better money-wise and he will preserve Homewood History for generations to come.

West Shore business will fail if this private club plan goes ahead as there will be no people skiing Homewood, no people in restaurants and retain as the private club will provide everything for the 150 members, it's a shocking concept to think that 150 members are more important to the regulators and TRPA then the population of homeowners and also non Tahoe residents, that will forever never be able to day ski. Many resorts are already at max volume and then take Homewood out of the equation the traffic on roads and in resorts such as Palisades will be unmanageable.

Please take this plea as an emergency response to the plans.

Lisa Duhigg

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This message was sent from a high school student using a Gmail account at San Francisco Unified School District. The content of the email should be related to education in support of 21st Century learning. If you have any questions regarding this message, please email gafe@t.sfusd.edu and include "Student email" in the subject line.

From: sara goshay <sarago@qbgoddess.com>
Sent: 2/28/2023 2:17:57 PM
To: homewoodplan@trpa.org <homewoodplan@trpa.org>; swydra@placer.ca.gov <swydra@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood expansion objection.

Hello,

We own property in Tahoe Pines and have been skiing at Homewood for 40 years. Three generations of our family have learned to ski and continue to ski there. Another generation is on the way.

We have been season pass holders for years. We prefer Homewood to the other resorts in Tahoe. They are too expensive, too far and not as beautiful and comfortable as Homewood.

The plan to privatize Homewood and restrict access to locals who have faithfully supported their local hill is an insult and not consistent with the stated goals of the original plan. Furthermore, the assertion that the project will reduce traffic on SR 89 is absurd. All locals know that traffic has reached a crisis point in the basin to the extreme detriment of the environment and the economy. Those locals who enjoy skiing but, can't afford the elite membership fees will be forced to hit the road and go elsewhere only exacerbating the problem.

Of course, if you are wealthy, none of this matters. The rest of us who "built" the hill with our hard earned dollars are out of luck.

In consideration of these facts and more we demand:

1. **An immediate stop to the non-conforming construction** underway at the South Lodge;
2. A **pause on permitting** until the developers' plans comply with the 2011 Master Plan;
3. 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**;
4. **A complete re-plan** for Homewood Mountain Resort, following the same publicly accountable processes that resulted in the 2011 Master Plan, including environmental review.

Regards

Sara S. Goshay
QBGoddess Inc.
(510) 813 4980
Fax (925) 476-1465
www.qbgoddess.com

From: Suzanne Wilkins <wilkinsat6229@suddenlink.net>
Sent: 2/28/2023 11:54:05 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>
Subject: Homewood Master Plan EIR and EIS - Exclusion is Not Equitable

Hello Paul and Stacy,

I am an Environmental Planner and have prepared numerous CEQA, NEPA and TRPA Environmental documents over my 30 years of experience. Placer County CEQA approvals and TRPA Environmental approvals rely on public input to reach a determination. The public did not wney in on a private ski area. I doubt that JMA would have received any support for privatization of the ski area. Planners and governmental agencies at this time are focused on building equity within our communities. It is difficult to understand how privatization of Homewood Ski Area could be equitable for our community. **Exclusion is not equitable.** Art Chapman states many vague references to opening the ski area to the public here and there. Written mitigation measures for accountability and measurable targets are necessary to mitigate for the loss of a major and public recreational resource such as Homewood Ski Area. Adequate analysis and mitigation measures are necessary and this can only be accomplished through the CEQA and TRPA Environmental processes.

The letters to the TRPA and the public from Art Chapman state in effect that the development project and proposed privatization meet the stipulations of the certified EIR and EIS. Privatization was never mentioned in the Master Plan, EIR or EIS. While the development and construction may meet the development stipulations, privatization does not. The public supported the project based on general commitments to maintain the local ski area as stated below in the TRPA Response February 4, 2023.

- Restore Homewood as the community center of the west shore of Lake Tahoe
- Preserve the character of Homewood by developing new facilities that reflect the existing architectural quality and scale of the community
- Preserve HMR reputation as a small, no-crowds-on-the-slopes, family friendly enclave that can be enjoyed equally by local residents and visitors alike.

Many people are interpreting the privatization plans as a “bait and switch”. I hope it was not JMA’s intent at the time of Master Plan development to do this, and I understand their concern about viability. However, I cannot understand how the income that would be generated from the sale of real estate, increased retail business, and increased pass and ticket sales that would occur under implementation of the proposed Master Plan cannot support the improvements they are proposing. Shouldn’t they have figured this out at the time with a financial plan? Art Chapman states that real estate values have tripled which indicate even more profit from the sale of real estate. An economic analysis should be requested to back up his claims that they cannot be viable under the existing Master Plan. Building permits and other discretionary approvals should not be issued from Placer County or TRPA until the privatization issues are resolved and public is satisfied with the solution. If they need to change their operations plan then they must go through the EIR and EIS process again.

The proposed changes to the project and implementation of privatization require a new EIR and EIS process.

Respectfully,
Suzanne Wilkins

From: Darrin Dufort <darrindufort@gmail.com>
Sent: 2/28/2023 10:39:19 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
Subject: Homewood Mountain Development Concerns

Hi Hello,

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

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 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)."

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan2. 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.1" We share TRPA's concerns and thank them for their 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 -
Darrin Dufort
6370 Lark Drive, Tahoma CA

From: Tevis Nichols <tevis@mountainfog.org>
Sent: 2/28/2023 5:07:11 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood plan

Hello,

I wanted to express my strong opposition to the changes to the Homewood development plan. The proposed plan is in no way consistent with the approved master plan and I am curious how a private resort for billionaires would provide any value to the community at all. I urge you to reject this ridiculous bait and switch and send JMA back to the drawing board.

-Tevis

From: Scott Schaaf <ssschaaf@sbcglobal.net>
Sent: 2/28/2023 3:28:20 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood plan

We are opposed to the new development plan for Homewood Resort. It is not in keeping with a Tahoe look.

Our main opposition is the plan to take the ski resort private. Homewood has historically been enjoyed by many locals and the public at large. Our grandchildren are third generation to learn to ski there and enjoy all levels of ability. It would be heartbreaking to lose this ski mountain just as our grandchildren are just becoming proficient.

We implore you to reject this plan to take Homewood private.

Sincerely,
Scott and Susan Schaaf

Sent from my iPad

From: William R. Hill <WHill@donahue.com>
Sent: 2/28/2023 12:13:13 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>
Cc: nancygoshay@gmail.com <nancygoshay@gmail.com>;
Subject: Homewood Privatization

Dear Sir and/or Madam:

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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 (the "Developers") are proposing to severely restrict 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," the Developers propose only to "open the area to residents multiple times each month (no holidays or weekends)." They claim their 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," the Developers 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 the Developers' 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.

William R. Hill and Nancy J. Goshay

From: Elaine Pinkernell <elainepinkernell@gmail.com>
Sent: 2/28/2023 9:57:05 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood resident letter Reference PLN22-00534

To whom it may concern:

Please ignore the first letter I just sent that was inadvertently addressed to the wrong person. Below are my concerns.

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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 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].”

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan². 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.¹” We share TRPA’s concerns and thank them for their 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 -
Elaine Pinkernell
7411 4th Ave
Tahoma, CA 94162

[1] [TRPA response to Homewood Mountain Resort’s Master Plan Update Proposal](#), 2-4-23

[2] [Homewood Mountain Resort’s Master Plan Update Proposal](#), 11-8-22
[w.instagram.com/elainepinkernell](https://www.instagram.com/elainepinkernell)

From: Elaine Pinkernell <elainepinkernell@gmail.com>
Sent: 2/28/2023 9:47:50 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood resident letter Reference PLN22-00534

Cindy Gustafson
Placer County Supervisor
Reference PLN22-00534

To whom it may concern:

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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 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”¹,” 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].”

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan². 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.”¹” We share TRPA’s concerns and thank them for their 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 -
Elaine Pinkernell
7411 4th Ave
Tahoma, CA 94162

[1] [TRPA response to Homewood Mountain Resort’s Master Plan Update Proposal](#), 2-4-23

[2] [Homewood Mountain Resort’s Master Plan Update Proposal](#), 11-8-22
[w.instagram.com/elainepinkernell](https://www.instagram.com/elainepinkernell)

From: David Kastanis <djkastanis@gmail.com>
Sent: 2/28/2023 4:49:27 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Resort Privatization (PLN22-00534)

Dear sir/madame,

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

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 TRPA's concerns and thank them for their 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,
David Kastanis
Chambers Landing #1
6400 West Shore Blvd
Homewood, CA 96141

From: Gayle Pigatto <gayle.pigatto@gmail.com>
Sent: 2/28/2023 3:01:02 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
Cc: Mark Hampton <markrhampton@gmail.com>;
Subject: Homewood Response to TRPA February 21, 2023

Hi Paul –

Thank you and TRPA for all the transparency brought to Homewood Mountain Club's plans and proposals – it is a huge relief to know what is going on.

I wanted to raise two major concerns in the latest correspondence with JMA and Art Chapman:

- 1) We continue to take issue with the vagueness of JMA's plan and the actual community benefit.
- 2) How does TRPA plan to enforce / enlist the completion and continuation of the community benefits once permits are provided? It's clear that Discovery and Mohari are pitching this project to their members as an exclusive, members only, opportunity.

Please hold JMA / Discover and Mohari accountable and do not allow their proposed height and density exceptions until we can be 100% certain they are meeting the terms of the CEP and are bettering the West Shore Community.

Thank you,
Gayle Pigatto and Mark Hampton
670 Sierra Vista Ave, Homewood

--
Gayle Pigatto

From: Alexxa DeBenedetti <ajdebos@comcast.net>
Sent: 2/28/2023 2:23:28 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Ski Resort Meeting

To Whom It May Concern:

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

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 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)."

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan2. 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.1" We share TRPA's concerns and thank them for their 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 -
Alexxa DeBenedetti

300 West Lake Boulevard, #149

Tahoe City, CA 96145

From: Tim Angst <timangst@sbcglobal.net>
Sent: 2/28/2023 9:21:57 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
Subject: Homewood Ski Resort Privatization Concerns

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. Hence should require additional review and community approval.

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 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)." It was positioned and proposed as a 'Community Enhancement Development', something it clearly will no longer be for the community.

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan². 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.¹" We share TRPA's concerns and thank them for their letter.

As next steps, I suggest:

- An immediate stop to the non-conforming construction underway at the South & North 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,

- Tim

Tim Angst
415-244-8252
timangst@sbcglobal.net
Chambers Landing, #15
6400 West Lake Blvd.
Tahoma, CA

From: Glenn Brown <gb2820lake@yahoo.com>
Sent: 2/28/2023 9:30:43 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
Subject: Homewood Ski Resort

Hello all!

Our family has owned a vacation home in the Homewood area for 70+ years, and have enjoyed the freedom of using the mountains and the lake whenever we wanted to. Homewood Ski Resort and the surrounding mountains are Tahoe National Forest or BLM lands and should have no private ownership.

I do not believe short term leases on this proposed plan should restrict the public's use age of them. I hope you consider the good of the neighborhood as opposed to profits from outside parties.

PLEASE CONTINUE TO KEEP TAHOE BLUE AND THE WEST SHORE THE BEST SHORE!

Thank you,
Glenn & Nancy Brown
WatersEdge #21
Tahoma, Ca.

Sent from my iPad

From: Joyce Tattam <joyce@reveillefarms.com>
Sent: 2/28/2023 8:58:04 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Ski Resort

February 28, 2023

To Whom It May Concern:

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

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 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)."

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan². 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.¹" We share TRPA's concerns and thank them for their letter.

As next steps, we demand:

- 1) An immediate stop to the non-conforming construction underway at the South Lodge.
- 2) 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.
- 3) 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 –

Roy and Cindy Gill
6400 West Lake Blvd. #42
Homewood, CA 96141

From: Emily Radcliffe <radcliffe.e.j@gmail.com>
Sent: 2/28/2023 11:22:21 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood

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

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.

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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 -
Emily

From: Kaiyin Johnson <kaiyinj@gmail.com>
Sent: 2/28/2023 9:16:43 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood

Tahoe Regional Planning Agency,

My family has been season pass holders for Homewood for the past 10 years. All three of our children learned to ski at Homewood. We have supported Homewood the past decade and will continue to purchase our family season pass as long as it's available. We were sad to hear news about Homewood becoming a private mountain resort. We feel this would be a tremendous loss to the local community as well as for loyal pass holders such as myself. We have many places to chose from when skiing in Tahoe but we have stayed loyal to Homewood. We hope that you will consider the many voices advocating to keep Homewood accessible for the local community and loyal pass holders. Our hope is that you will work with loyal pass holders to still make Homewood accessible to us at a reasonable cost.

Thank you for your time.

Kaiyin Johnson

From: Hamish Gowans <hamishgowans@gmail.com>
Sent: 2/28/2023 9:24:19 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: I would like to comment

I'm against a privatization scheme that will make Tahoe more exclusive and expensive without addressing the traffic and housing crises we have currently.
Please keep me on your mailing list.
Thanks, Hamish

From: Chloe Early <earlychl@gmail.com>
Sent: 2/28/2023 4:31:34 AM
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.

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)."

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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.

Sent from my iPhone

From: David Ronco <davidronco@gmail.com>
Sent: 2/28/2023 8:36:43 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.

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

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- 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.

David Ronco
Resident, West Shore Lake Tahoe

From: Dave McMorran <thedavemcmorran@gmail.com>
Sent: 2/28/2023 10:59:27 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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As next steps, we demand:

- An immediate stop to the non-conforming construction underway at the South Lodge;
- A pause on permitting until the developers comply with the 2011 Master Plan;
- 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: tanderson@calstateteach.net <tanderson@calstateteach.net>
Sent: 2/28/2023 10:43:35 AM
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.

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- 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.

Sent from my iPhone

From: Kathy Astromoff <astromoff.family@yahoo.com>
Sent: 2/28/2023 9:44:11 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

Hello -

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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.

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- 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.

Kathy and Nick Astromoff
Chamberlands

From: Greg St.Claire <greg@avenir-rg.com>
Sent: 2/28/2023 1:52:28 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

TO TRPA,

This project was obviously approved based on the 2011 proposal. I understand plans change when projects are delayed. A lot has happened since this was approved but let's not ignore some basic facts:

- Long before this project was approved it was multiple years of planning. That started the neglect of the Mountain and facilities. Their current volume is a direct correlation to abandoning repairs and upgrades for well over a decade. Small upgrades along the way would have dramatically improved the bottom line and financing for the original project.
- The West Shore Cafe connected to the resort and a key component to funding has been one of the most poorly run restaurants on the lake. It certainly contributed to funding issues and a pivot to the private model. Banks won't lend money when year after year your books are terrible.
- Mountain Modern does not fit the West Shore at all. There is zero chance that this would have been approved or gotten community support had the renderings look like what they have pivoted to.
- The Founder Mohari and the new driver of the Homewood project made his money selling an online poker company. He only recently got into real estate and has no background in resort management, Hospitality nor a history in the area. He is not following Art Chapman's dream and vision. Slow down on this. Carefully vet who they are.

It's private property so ultimately they can go private, but TRPA can set some guidelines for approval that will help offset the impact of going private to the residents of the West Shore. I would suggest you require them to allow West Shore residents to use the Mountain. Put in some lift ticket pricing restrictions on the cost not to exceed Northstar or Palisades and it would go a long way to cooling off residents. I don't think allowing residents in a 5 mile radius access is detrimental to their private project. Most of the private places in Tahoe have not done well. Their are not enough private owners coming up to support excellent lodges, restaurants or shops. They sit empty and cannot keep employees as the gratuity is almost nonexistent. I know this from running a large restaurant group.

If someone wants to build a Modern Mountain ski in ski out - more power to them. But please push to keep the base buildings in the scenic corridor in keeping with what was approved in 2011. That was timeless Tahoe design and a classic representation of what makes the West Shore so special.

Appreciate you taking the time to read and consider.

Thank you.
Greg St Claire
3145 West Lake & 3555 West Lake Boulevard, Homewood
650-218-9941

From: g j <gencong@gmail.com>
Sent: 2/28/2023 3:57:24 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.

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.

Jennifer John

From: James Scott <bombero62@yahoo.com>
Sent: 2/28/2023 11:39:54 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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- 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.

James Scott (Full-time Tahoma Resident)
7247 8th Ave. Tahoma CA 96142
(209)480-9667

From: Jim Johnstone <jim.johnstone@mac.com>
Sent: 2/28/2023 9:14:23 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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- 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.

Jim Johnstone
18 Golden Hind Passage
Corte Madera, CA 94925
415-302-1567

From: Andy Dorr <andydorr1@gmail.com>
Sent: 2/28/2023 8:56:31 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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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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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 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.
Andrew Dorr
380 Ellis Road
Homewood, CA

Sent from my iPhone

From: Milton Boyd <miltonboyd@gmail.com>
Sent: 2/28/2023 12:53:07 PM
To: supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
Subject: Keeping Homewood Resort Open to the Public

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

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 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)."

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan². 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.¹" We share TRPA's concerns and thank them for their 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.

I feel there are similarities with CA Coastal Commission's mission statement to keep the ocean accessible to people much as our very special mountains should remain accessible to the people.

Thank you -

Milton Boyd - 385 Grouse Drive, Homewood CA.

From: Howie Hirsch <hhirsch@lexlawgroup.com>
Sent: 2/28/2023 5:31:17 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Objection to privatization
Attachments: [image001.jpg](#)

Hello,

As a longtime season pass holder and West Shore long term vacation rental tenant, I am writing to express my opposition to the privatization of Homewood. My 2 kids learned to ski there, and we love the laid back, family friendly atmosphere.

Best,

Howard Hirsch
Lexington Law Group
503 Divisadero Street
San Francisco, CA 94117-2212
(415) 913-7800 (voice)
(415) 759-4112 (fax)
hhirsch@lexlawgroup.com
www.lexlawgroup.com



This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail to hhirsch@lexlawgroup.com and permanently delete the message. Thank you very much.

From: Birkin Newell <birkin1@mac.com>
Sent: 2/28/2023 9:32:12 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: please keep Homewood accessible

To the Tahoe Regional Planning Agency,

I am writing this letter because I have heard the news of a disastrous plan to make Homewood ski resort into a private members-only club for the elite, rich folks. My family has been enjoying Homewood for years, and our daughter learned how to ski there. What we love about Homewood is the laid-back family vibe, the ease of access to our family when we stay in Tahoma, and the affordable prices. Some incredible family memories have been made there, and we treasure this place. We just enjoyed Homewood over the Presidents' Day weekend, and it was so epic! The proposal to make Homewood private makes absolutely no sense to us, and makes us so sad because we feel like we'd be excluded from being there after the changes make access impossible. We ask that the TRPA take steps to protect this gem of a family experience, and stop the developers from creating an elite, pretentious, expensive place that is so bad for the local community. Additionally, being so close to the shore of Lake Tahoe, any big development should have a thorough environmental review plan to prevent unwanted sediment and pollution into the lake. Every precaution and preventative measure needs to be employed to protect Lake Tahoe's crystal clear waters and beauty.

Sincerely,

Birkin Newell
Petaluma, CA

From: Jackson Lindstrom <jalind321@gmail.com>
Sent: 2/28/2023 7:36:55 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Please keep Homewood open for everyone!

I learned to ski at Homewood 8 years ago, and have been lucky to return several times each season to ski with my family. Homewood is my favorite ski resort in Tahoe. I am very upset to learn that I may no longer be able to enjoy skiing at Homewood if it becomes a private (or semi-private)members club.

Please consider what is in the best interest of the Tahoe community, the local residents, and everyone who loves to ski at Homewood.

Thank you,
Jackson Lindstrom, age 16

From: Kristen <kristeneldred@yahoo.com>
Sent: 2/28/2023 7:55:08 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: PLEASE Reconsider plans for Homewood Ski Resort

Dear TRPA Board Members-

I am writing to express my disappointment in the privatization plan of Homewood Mountain resort. I learned to ski at Homewood as a child, and have since taught my children to ski there. It has been special place for our family and friends to connect and enjoy a laid back mountain vibe.

It is extremely disheartening to hear that the selfish wants of a few ultra wealthy people may be prioritized over the needs of the community and enjoyment of this terrain by long time Tahoe residents as well as visitors who have been coming to Homewood for decades.

Ultimately, what values are we teaching future generations with this plan for a private member club- That with enough money you can buy up land, restrict it from the community and make it exclusive for other ultra wealthy families who want to be members of the "elite club"? Is this the direction of Homewood's legacy? I truly hope not.

The beauty of Homewood has always been its down to earth, unpretentious vibe...it's one of the last resorts that hasn't been consumed by over construction, outrageous pricing and mega crowds. Homewood has made skiing accessible to my family and friends.

There has to be a better way to make the needed improvements to the resort without completely compromising its integrity. Please reconsider this plan and keep Homewood accessible to ALL!

Thank you for your consideration,
Kristen Eldred

Sent from my iPhone

From: Chris Wright <chriswright96@sbcglobal.net>
Sent: 2/28/2023 11:02:11 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Public Access TRPA Plan

To the TRPA,

I am writing to express my concerns with the current direction of the Homewood Mountain Resort.

The public plans of the Homewood Resort developers are materially different from the Master Plan (<https://www.skihomewood.com/wpcontent/uploads/Homewood-Mountain-Resort-Ski-Area-Master-Plan-DetailsUpdated-10-04-20112.pdf>) which was previously approved by TRPA. Developer Art Chapman of JMA Ventures has stated in writing that the ski area and related amenities will be closed to the general public, which will negatively impact residents as well as visitors. Homewood Resort has been an important part of the culture of the West Shore of Lake Tahoe for 60 years and it should not be privatized.

It is extremely upsetting that the regulators and TRPA would entertain a proposal to allow for the conversion of Homewood into a private resort for the benefit of a few wealthy individuals to the detriment of the general public and other residents or visitors to the area. Generations of families have grown up enjoying winter sports at Homewood and have built family and community traditions there. Homewood is important to the Tahoe community, and it must stay accessible to all. Skiing/winter sports is already an expensive endeavor and to eliminate the availability of this special mountain as a place where many people come together to enjoy the beauty and magic of Tahoe in the winter would be tragic.

Not only will residents and visitors suffer as a result of this private club proposal, but West Shore businesses will also suffer due to the reduced volume of people visiting Homewood. This will ruin local businesses, including restaurants and other local establishments that are very important to the community and Tahoe in general. Traffic, which has already become almost unmanageable for everyone, will be further impacted if those seeking to enjoy winter sports are forced to go elsewhere due to the privatization of Homewood.

There are alternatives to this plan, such as making Homewood a resort for all homeowners from Tahoe City to South Lake Tahoe or otherwise allowing the community to continue to enjoy Homewood and preserve it for future generations of local families and regular visitors.

I would welcome a resort plan that required commitment from the home-owners / residents to support the Homewood Resort for the long term, and thereby keep the resort open for all residents and the general public. We have created a welcoming and inclusive culture and atmosphere at Homewood and to lose that to an exclusive private mountain serving only the very wealthy would be to the extreme detriment of the rest of the community. This is the opposite of what the residents and regular visitors want for our beloved Homewood Resort.

I trust you will reconsider and act in the best interests of the community by refusing to privatize Homewood Resort.

Thank you

Sent from C Dub's iPhone

From: Mia Oliveira <miaisabel7466@icloud.com>
Sent: 2/28/2023 10:36:51 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: STOP HOMEWOOD PLANS

An example letter but does not need to be this long

To the TRPA,

I am writing to express my concerns with the current direction of the Homewood Mountain Resort.

This resort has been a part of the West Shore community for so many years. I grew up spending my winters in my family's cabin 5 minutes down the road from Homewood. This beautiful resort has given me so many memories and to this day I constantly am in Tahoe using my season pass. I won't ski anywhere else, merely because of the people who work here, and the great skiing it has to offer. It is extremely unfair to take away this resort from the community who cares about it more than you do. You are taking away jobs, tearing apart family traditions, and preventing people from doing what they love. Money is all you care about and that is ruining the community and culture of Homewood and Lake Tahoe. This plan should not be advanced on and needs to stay open to the public and the other people who live on the West Shore, not just members of this new program that is ruining the Keep Tahoe Blue culture.

The public plans of the Homewood Resort developers are materially different from the Master Plan (<https://www.skihomewood.com/wpcontent/uploads/Homewood-Mountain-Resort-Ski-Area-Master-Plan-DetailsUpdated-10-04-20112.pdf>) which was previously approved by TRPA. Developer Art Chapman of JMA Ventures has stated in writing that the ski area and related amenities will be closed to the general public, which will negatively impact residents as well as visitors. Homewood Resort has been an important part of the culture of the West Shore of Lake Tahoe for 60 years and it should not be privatized.

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I trust you will reconsider and act in the best interests of the community by refusing to privatize Homewood Resort.

Thank you,
Mia Oliveira

Sent from my iPhone

From: Vanessa Siino <vanessasiino@gmail.com>
Sent: 2/28/2023 10:16:11 AM
To: supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
Subject: URGENT: Homewood Mountain Resort; Reference PLN22-00534

To Whom It May Concern:

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. The actions they have taken so far are in direct contradiction to the 2011 Master Plan and have dangerous implications for the ecosystems in the Lake and the Basin.

As next steps, I 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;
- A THOROUGH environmental review that takes into account increased traffic in the area.

Thank you,

Vanessa Siino Haack, Resident
483 Chukar Circle, Tahoma, CA

From: Harper Lindstrom <harperlindstrom@rocketmail.com>
Sent: 2/28/2023 1:17:40 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Violation of Public Trust

This development plan is a gross violation of the public trust, and the 2011 'Master Plan'. We are Tahoe property owners & residents, love to ski Homewood and fiercely oppose the privatization of this wonderful resort. Both elected and appointed TRPA board members have the duty to be stewards of the public interest. Please ensure developers keep Homewood open for all, all the time.

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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.

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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.

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- 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.

The Lindstrom Family
Poppy Ln.

Sent from my iPhone

From: Pete <peteuehlin@yahoo.com>
Sent: 3/1/2023 8:01:11 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Fwd: Keep Homewood Public

Begin forwarded message:

From: Pete <peteuehlin@yahoo.com>
Date: February 26, 2023 at 8:29:42 AM PST
To: homewood@trpa.org
Cc: supervisororgustafson@placer.ca.gov
Subject: Keep Homewood Public

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

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-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.

Pete Uehlin
7091 Ninth Ave
Tahoma, CA

From: Suzanne Hughes <suzannek.hughes@gmail.com>
Sent: 3/1/2023 5:34:52 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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).”

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- 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.
Suzanne Hughes

From: Forrest Brown <forrestrbrown@gmail.com>
Sent: 3/1/2023 7:54:40 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: supervisorogustafson@placer.ca.gov <supervisorogustafson@placer.ca.gov>;
Subject: Keep Homewood Public!

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

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.

From: Robin Renfort <robinrenfort@gmail.com>
Sent: 3/1/2023 4:16:43 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: Nicole Peterman <npeterman123@gmail.com>
Sent: 3/2/2023 1:23:37 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: Corey Whitten <cowhitten87@gmail.com>
Sent: 3/2/2023 7:02:04 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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Thank you.

Sent from my iPhone

From: Karen Fouts <kgurkasfouts@hotmail.com>
Sent: 3/3/2023 5:59:17 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood inclusion

I would like to be put on the list for all public information as it relates to the updating process for the Homewood mountain resorts modification process

Don@fouthomes.com. is my email address

regrds

Don Fouts
203 quiet walk. Tahoma

From: Cameron Stainken <cstainken@gmail.com>
Sent: 3/5/2023 9:27:43 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: Andrew Page <acpage11@gmail.com>
Sent: 3/5/2023 6:32:14 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

This email articulates my concerns, and I am absolutely sending this email to voice my concern of the proposed direction for Homewood. Locals all around the lake deserve to be able to share in the beauty of Homewood, just as Homewood locals can all of the other areas of the lake.

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Thank you.
Andrew

From: Seth Picker <seth@cantigawine.com>
Sent: 3/5/2023 8:15:09 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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Thank you.

From: Samuel Wise <samuel.wise52@gmail.com>
Sent: 3/5/2023 8:21:09 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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Thank you.

--

Samuel Wise

281.898.8626
samuel.wise52@gmail.com

From: Madalyn Peterson <madalynpeterson19@gmail.com>
Sent: 2/27/2023 8:45:02 PM
To: TRPA <trpa@trpa.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Cc: Julie Regan <jregan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Community Member Comments RE: Homewood Project
Attachments: [HOMEwood.docx](#)

HOMewood

To whom it may concern:

As an active 3rd generation member of the Homewood Mountain community, I stand with the “Keep Homewood Public” group in forwarding the mission of “restoring Homewood as a key gathering center for Lake Tahoe’s West Shore, and to maintain the heritage of a ski resort that can be enjoyed equally by local residents and visitors”.

For 30 years, I have skied, fished, and hiked Homewood Mountain. Home videos show me at 2 years old learning to ski down Lombard Street and the connecting path between the North and South base alongside neighbors who to this day we meet at the top of Big Blue for a celebratory drink on New Year’s. In the summer, the maze of ski paths make the daily hike or trail run feel like a new adventure. I can thank a few sprints up the face for reinvigorating my spirits deep in Covid, and the trails up the backside of Quail Lake for giving my mom her confidence back as her first hike after a life changing injury. The quick but steep hike up to Quail Lake has served more than once to see if a cousin’s girlfriend could make the cut. I’ll never forget the sparked memory in a Sacramento Street legend’s eye when I delivered on the promise to take him up Lombard Street and back to his youth, to the abandoned cabin and fishing lake off the back service road. Finding the yurt atop that spot gave the neighborhood enough to gossip about for a week. I have more pictures than I can count looking out at the lake from the spot near Big Blue—the spot I thought I’d get married. But what’s unpictured is the star-filled nights at the base of the mountain because it’s one of the darkest spots on the west shore. It’s here where I sat in lawn chairs to watch the August meteor shower with my aunts (aged 80 & 78) giggling at their child-like “ooh’s” and “aah’s” and soaking in the silence knowing how special a moment it was.

My favorite thing about Tahoe and the Homewood Mountain and community, is that the simplicity and accessibility of activities and environments affords me to have shared memories and experiences with family, friends, neighbors, and strangers—generations and identities apart. Experiences I looked forward to passing down to my children and theirs.

All that changes with the privatization of Homewood Mountain, a plan significantly divergent from the proposed quality of life in the approved 2011 Master Plan.

Myself and my future family stand to be the generation most impacted by the proposed changes. It brings tears to my eyes thinking that my kids won’t be able to stand lakeside with fish caught in Madden Creek—fish that in proportion to their excited bodies look memorable. It’s only now having fished the same holes as an adult with my dad, I realize they must all be thrown back, yet we fish the same holes anyways because the value of uninterrupted time with family is one of the lessons you learn with unstructured time adventuring on the mountain. The thought of “guided fishing trips” as highlighted on the Discovery website takes all the fun out of bickering which right turn to take, letting your dad make up which bait is the right one, and how good the West Shore Cafe cocktail is going to taste because you both were too stubborn to pack any water and snacks. Please help make sure that any day of the week, weekend, or holiday, my dad can be the grandpa that teaches my kids how to bait a hook and find fish in the shadows.

Homewood is a place to know and care for your neighbor. The mountain and its casual rustic environment invites neighbors to lend a hand: to share a generator when the power goes out, hitch a ride to Tahoe City, and call up to say “the bear is heading your way”...when the going gets tough, I will look to the people who sought to join our community instead of standout. Modern design, in any iteration, does not reflect the sentiment of traveling to Tahoe; escaping the hustle in search of remarkable beauty, living alongside nature with gratitude and respect. The new design demonstrates an ignorance for the physical beauty that is the lake and its surrounding area, it begs attention in a way that assumes its physical presence is what people travel for. This is misaligned with the approved plan, and to build outside of the mountain rustic architectural quality and scale that mirrors the lake and its history would be a disservice to the character of Homewood.

In conclusion, my request is **for Homewood Mountain Resort to build to the community approved plan from 2011 or re-submit a new Master Plan showing all proposed changes and allow public input, review, and comment.** As it stands, the plan impacts all areas of TRPA’s “triple-bottom-line”: the lake, community, and economy. To quote Julie Regan in her December 2022 article “We’re All Here for the Lake”...I am writing to “join in [the] collective quest to fight for the Tahoe we know and love...” and to allow Homewood Mountain Resort to go private would create, not “erase divides between all who love the lake.”

With passion and concern:

Dr. Madalyn Peterson

5225 Sacramento Ave
Homewood, CA 96141

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Homewood, CA 96141

From: Chris L <cluhn21@gmail.com>
Sent: 2/28/2023 1:05:07 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood resident letter Reference PLN22-00534 Inbox

To whom it may concern:

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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 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].

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan². 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.¹” We share TRPA’s concerns and thank them for their 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 -
Christopher Luhn
7311 4th Ave
Tahoma, CA 94162

From: Brad GOEHRING <goehringvineyard@aol.com>
Sent: 3/6/2023 5:18:50 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.

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.

Brad Goehring

Alpine Peaks

From: Rebecca Favila <rebeccafavila@yahoo.com>
Sent: 3/6/2023 7:12:57 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Stop the privatizing of Homewood Resort

To whom it may concern,

Please maintain the heritage of a ski resort so that it can continue to be enjoyed equally by local residents and visitors. This plan also **severely restricts public access to Homewood Mountain Resort** through paid memberships, at not-yet-revealed cost. These changes will greatly change the resort for the worse.

Thank you.

Sent from my iPhone

From: Kate Wilkins <katewilkins3@icloud.com>
Sent: 3/7/2023 9:21:09 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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- 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. Kate Wilkins

From: Stephanie Koenig <stepherrs@gmail.com>
Sent: 3/7/2023 8:54:13 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
Subject: Keep Homewood Ski Public!

Hello,

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

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!

My family has been a resident of Homewood since the late 1970. It's home and we love skiing Homewood. Going private is going to hurt the people who love Homewood the most! We strongly urge you to reconsider the intent of JMA Ventures, Mohari Hospitality, and Discovery Land Company.

Thank you for your time and consideration.

Sincerely,

Stephanie Schuler Koenig
Chamberlands community resident

From: terri btconnolly.net <terri@btconnolly.net>
Sent: 3/7/2023 8:25:21 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Proposed Privatization of Homewood Mountain Resort

I am writing to express my concern about the privatization of Homewood Mountain Resort. I was excited about the original plan as HMR is sorely in need of upgrades and improvements. The addition of summer and winter non-skiing activities along with shops and services benefitting all were why I felt it would be an asset to the west shore. But with the privatization of the ski area and the marina, it would become one more huge chunk of lake and highway front properties taken away from the locals and longtime vacationers by the uber wealthy.

I have been a vacationer and homeowner on the west shore since the 1970s. I spent many happy days on Meeks Bay beach, boating along the west shore and skiing at Homewood. I also worked on the west shore and now live part time in Tahoe City. I am a firm believer that change is inevitable and usually a good thing (when thoughtfully planned and executed), this new plan is NOT a good thing.

I have read the proposal and the originally approved design and I believe that it was clear that the approval was given based on creating a resort and amenities that would benefit the residents of the West shore. The privatization with membership purchase and monthly fees would be unattainable by most current residents and homeowners on the west shore. The lack of retail businesses providing groceries and other services needed by those who live and spend time on the west shore were going to be a valuable addition to the project and it seems they have been taken out of the private plan.

While I am not opposed to the design changes to the private residences (as these should be designed in away that makes them appeal to potential purchasers and a more modern ascetic is currently what is being built (or remodeled) currently in the Tahoe basin.) I am also not opposed to the redesign of the lodge and other amenities also being updated to current design trends, (although the currently available renderings do not seem to fit the modern Tahoe design style are well as the private residences so I would request modifications to have them include more wood, stone and other natural materials/colors.)

In addition to the ski area, it is clear that they plan to privatize the marina and lake front property also. This disturbs me greatly as there is already a severe lack of public boating access on the west shore since the removal of Meeks Bay Marina. Since that time Homewood High and Dry has already raised prices as to be unaffordable by most long time residents and vacationers, but at least it is an option, as Obexters, Sunnyside, Tahoe City Marina and Lake Forest are already over crowded, taking away this option will cause even further crowding at these locations.

It has been reported from the owners of HMR that the financial viability of the Ski Area as a public access resort is not possible, and therefore privatization is the answer. I question this assessment as there are many small ski resorts that are operating successfully. HMR has many excellent features (small, amazing views, great for families, nearby local residences), I personally love skiing at HMR but have not been there recently due to the difficulty of purchasing day tickets at a price that fits the quality of the amenities (low occupancy/low speed lifts, poor lodge facilities, pay parking) compared to other local ski areas. Their pricing for day tickets and season passes have recently risen to close to the level of Palisades and Northstar, which offer much more. It seems to me there are many viable business plans that could improve the financial situation for the owners that could be considered and would be less drastic than privatization.

The opinions expressed above are solely mine and my husbands, based on our limited research and personal experience. We do not believe that any plan to change HMR should be declined, but that a holistic approach to the design and usage should be considered. We feel that enough time has passed since the original plan was approved that it is reasonable that changes would be requested and considered, but a complete change of usage should not.

We would be willing to be contacted for further clarification of the above.

Sincerely,

Terri and Bart Connolly
Long time visitors, residents, skiers, boaters and homeowners in Meeks Bay and Tahoe City

From: Christopher Bennett <cbennett415@gmail.com>
Sent: 3/8/2023 10:15:52 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Changes to Homewood Mountain Resort - Please keep Homewood open to the public.



Christopher Bennett <cbennett415@gmail.com>

Tue, Mar 7, 2:49 PM (18 hours ago)

to pnielsen

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Please consider this message as from a concerned member of the west shore community and how this will dramatically change what we all originally gathered to support.

--

--

- Christopher Bennett

From: Dennis Neeley <daneeley516@gmail.com>
Sent: 3/11/2023 8:29:08 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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- 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.
Dennis Neeley

Sent from Dennis’ iPad

From: Scott Neumann <spneumann@gmail.com>
Sent: 3/14/2023 12:58:06 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public, please help!

Obviously the below is a form letter, you have received many of them. On a personal front, I have been skiing at Tahoe Ski Bowl and Homewood long before they were a single resort. I learned to ski there with my own parents. After college I moved to Tahoe and worked at Homewood for 4 years (4 of the best years of my life). I got married in Homewood, we own a home on the west shore and are part-time residents. The thought of my own children not being able to ski at Homewood anymore saddens me. It's a MASSIVE loss for the West shore.

It will affect traffic (increased traffic and Tahoma residents now have to drive to palisades to ski????) and reduce property values on the entire west shore. It's a massive loss for all of tahoe, for the ski resort industry and of course the west shore.

I have stood by and watched JMA run Homewood into the ground. They did zero capital improvements, zero maintenance and only cared about their bottom line. Yes something needs to change, as JMA has only shown incompetence in their ability to manage a ski resort, but creating an exclusive members only resort, excludes the entire west shore. It will be a billionaires club and will not be accessible locals.

Please, please do not let this happen to the west shore. It will change it forever.

Regards,
-Scott Neumann

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-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.

-Scott Neumann

From: Steve B. <sablock145@gmail.com>
Sent: 3/14/2023 3:47:13 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Re: Objection to Proposed change to Homewood Master Plan

Greetings. My previous email was sent before I finished it. I'm addressing your organization and at the time, Dennis Moshida, the Down zoning of my dad's property (Glenridge Park) in 1972, 14 or so years of litigation and a settlement reached in ~1988.

You have records. Might want to familiarize yourself. My dad's ~90 acres was deeded to either the state or feds for a dime on the dollar. All the while the Perini Corp got your permission to fully develop Fleur de lac, bringing a significantly higher no. Of cars into the basin. Never understood how that was fair or possible under the same standards used when you went after my dad's property.

Moreover, at the same time you gave permission to Chambers to convert their little cabins on Chambers beach to \$100000 furnished residences AND got them to donate 1/2 our HOA beach for public use.

Boy do times change. Now you're considering permitting the Cyprus conglomerate to privatize the Homewood Ski Area and build a large hotel excluding my dads grandkids from getting use out of the cabin he Built in 1961 on Sacrament Ave, up the street from Tahoe Ski Bowl that later was merged with Homewood asking Area.

I want to know where the money is flowing in that transaction. Not to mention increased vehicles and traffic on the west shore. Doesn't that cut against the original Bailey classifications that adversely affect the lake ? You are either genuinely concerned about the environment or not.

Please consider this a request to make a presentation to the board. Pls. Advise of the time and place of the next public meeting where I can get on the agenda I will need 1/2 hour for the presentation.

Is the CTRPA still active. If so what is their involvement?

I can be reached at this email or on my cell anytime

Thank you for your courtesy and cooperation.

(916) 439-7506

Steve Block
Sacramento

(Please pardon any typos. This is from my iPhone.)

My Father was 36 when he personally built our family cabin in Chambers on Sacramento avenue; only the second cabin on that street, and a short walk to what was then Tahoe Ski Bowl. He specifically chose that location given its access to the then rope tow. It later merged with Homewood Ski Area and is now the south lot of Hom

My father purchased Glenridge Park in 1968 with Max Hoff a long term resident of the West Shore.

Steve Block

Steven Block
11437 Sutters Mill Circle
Gold River, CA 95670
T: (916) 439-7506 ▪ sablock145@gmail.com

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From: Susan Holm <susan.holm@icloud.com>
Sent: 3/9/2023 11:04:22 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Steve Buelna <sbuelna@placer.ca.gov>; Wydra Stacy <swydra@placer.ca.gov>; Wendy Jepson <wJepson@trpa.gov>; Julie Regan <jregan@trpa.gov>; Tom Lotshaw <tlotshaw@trpa.org>; John Marshall <jmarshall@trpa.gov>; Gustafson Cindy <supervisorgustafson@placer.ca.gov>;
Subject: Homewood Resort

Hello,

We are writing in regarding the change of architecture for the Homewood Resort. But first, Mr. Chapman is a seasoned property developer who told the community 12 years ago that the project was viable as a public ski mountain. Before purchasing the property, he had ample opportunity to do his due diligence that would support what he promised. It was entirely his responsibility to do this BEFORE purchasing and conveying to the public that the project would work as he was proposing.

We believe that there should be no more approvals for a piecemeal project. The entire Master Plan permit should be revoked and the new property owners should be required to reapply with the **actual project** they wish to build. Many developers use the piecemeal approach to push through mini approvals simply because they know that proposing the entire project would never be approved. This is exactly what Mr. Chapman and his new investors are doing. We are all being played by Mr. Chapman and we should not fall for it!

However, should you continue to entertain requests by Mr. Chapman for a piecemeal project that is out of compliance with the Master Plan, we strongly object to the new Mountain Modern design. It is not only a complete 180 from the Master Plan, but it will create reflective light issues looked at from the lake and from the road as well. This design will also have an adverse affect on our precious night sky. We were told by the Placer County planner that people who buy these units will be required to put in window coverings (drapes or blinds), but when we asked who would enforce it we were told that it would not be enforced!

Also, the Mountain Modern architecture is completely incompatible with the classic Tahoe architecture that we all love here on the West Shore. Just look at the few Mountain Modern homes that have been built here. They stick out like sore thumbs and are shocking to come across when in the mountains. They feel like structures that should be in Cities or suburbs, not a nature focuses community like the West Shore.

Many communities in California have strict guidelines for architecture to maintain their community's charm. Carmel and Solvang come to mind. The West Shore is unique, old Tahoe and laid back. We have an opportunity to adopt architecture guidelines specific to the West Shore that reflect the community aesthetic and keep at least one part of the lake consistent with the Lake's history.

Thank you for your time.
Susan & Dick Holm
P.O. Box 1021
5625 Lagoon Road
Homewood, CA 96141

From: Renee Boucher <renee.bouch27@gmail.com>
Sent: 3/9/2023 7:03:58 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: Kyle Lewis <kyle.j.lewis@gmail.com>
Sent: 3/16/2023 1:56:52 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>;
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Thank you,

Kyle Lewis
Tahoe City, CA

From: Jessica McMillion <tahomajess@gmail.com>
Sent: 3/18/2023 10:17:29 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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- 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.

Sent from my iPad

From: Steve Malmquist <link.malmquist@gmail.com>
Sent: 3/19/2023 8:24:20 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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

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Thank you.
Steve & Linda Malmquist
Tahoma homeowners since 2008
West Shore visitors since 1950's

Sent from my iPhone

From: snowqueen04 <snowqueen04@sbcglobal.net>
Sent: 3/20/2023 9:55:07 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: [BULK] Keep Homewood Public!

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- 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.

Linda Rich

Sent from my Verizon, Samsung Galaxy smartphone

From: jill bland <j.bland@comcast.net>
Sent: 3/20/2023 4:45:15 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.
Jill Bland

Sent from my iPhone

From: Alexia F <alexiaadrianafernandezmolina@gmail.com>
Sent: 3/21/2023 11:28:25 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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Thank you.

Sent from my iPhone

From: Robert Millslagle <bmillslagle@icloud.com>
Sent: 3/23/2023 9:00:55 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

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Thank you.

Sent from my iPhone

From: Dave Lamb <lambshark@icloud.com>
Sent: 3/24/2023 6:04:25 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Dave Lamb
4160 Doe Avenue
Homewood, Ca 96141
530-525-5975

From: Sara Feldon <sarafeldon@gmail.com>
Sent: 3/24/2023 8:48:32 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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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!

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Thank you.
Sara

Sent from my iPhone

From: Jane Hokanson <janehokanson@yahoo.com>
Sent: 3/24/2023 6:30:03 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort. Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort. 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 pause on permitting until the developers comply with the 2011 Master Plan; -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: Jeanne Plumb, MD <jeplumb@earthlink.net>
Sent: 3/24/2023 8:49:58 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

Jeanne Plumb, MD

From: Steve Davis <steve@netskope.com>
Sent: 3/24/2023 8:52:57 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>;
Subject: Keep Homewood Public!

I live in Chamberlands on the West Shore. I love Homewood. My kids learned to ski at Homewood. I've always felt that it is one of the many jewels of the West Shore. Homewood resort has been a big part of my life and the lives of my kids...my wife too until she tore her ACL there. :(I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort. Homewood needs to stay open to the Public at market competitive prices. Tahoe can't become just a playground for the uber-wealthy. It's bad enough already...let's not allow the few to prevent the public from enjoying this very special place.

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Thank you.

From: Jennifer McCausland <mccausland4@yahoo.com>
Sent: 3/24/2023 8:57:17 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; Stacy Wydra <swydra@placer.ca.gov>; Supervisor Gustafson <supervisorgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

STOP THIS MADNESS AND KEEP HOMEWOOD PUBLIC!!! THIS IS TYPICAL DAVID AND GOLIATH TACTICS BY HUGE DEVELOPERS WITH NO CONSCIENCE OR CARE FOR OUR BEAUTIFUL COMMUNITY!!

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From: Mark Swimmer <drswimmer@comcast.net>
Sent: 3/24/2023 9:00:01 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

Mark Swimmer

Sent from Marks iPhone

From: Garreth Slevin <GSlevin@worldstaraviation.com>
Sent: 3/24/2023 9:09:43 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

Garreth T. Slevin
Partner
World Star Aviation

M: [+1-415-699-7699](tel:+14156997699)
T: [+1-415-956-9426](tel:+14159569426)
gslevin@worldstaraviation.com
www.worldstaraviation.com



From: Kathleen McNamara <katannice@gmail.com>
Sent: 3/24/2023 9:11:32 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; planning@placer.ca.gov <planning@placer.ca.gov>; hbeckman@placer.ca.gov <hbeckman@placer.ca.gov>; Steve Buelna <sbuelna@placer.ca.gov>; Cindy.Gustafson <cindygustafson@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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Thank you,
Kathleen Annice

From: Steve Balsiger <stevebalsiger@gmail.com>
Sent: 3/24/2023 9:12:07 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

Steve Balsiger

From: Xochitl Birchenough <birch8marin@gmail.com>
Sent: 3/24/2023 9:16:53 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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Thank you.
Xochitl Birchenough
Local owner

Sent from my iPhone

From: Jane Hokanson <janehokanson@yahoo.com>
Sent: 3/24/2023 7:29:03 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

The TRPA was set up from the beginning I'm 1969 to protect Lake Tahoe. We should not forget it's purpose. When considering the development of Homewood Mountain resort you would keep to your purpose! Do not allow the privatization of HMR. It is nothing like the original plan from 2011. AND just because they delayed their original proposal does not mean they should be allowed to continue with completely different plans. As a homeowner I'm Placer for many years I know personally that this is. It the way TRPA works. Do not allow Homewood Mountain Resort to go forward without treating them exactly as you you treat an average homeowner!

Sincerely
Jane Hokanson

From: Rob Thomas <robthomas4056@gmail.com>
Sent: 3/24/2023 9:30:34 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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Thank you.

Rob Thomas
206-817-2430

From: Rob Thomas <robthomas4056@gmail.com>
Sent: 3/24/2023 9:30:34 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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Thank you.

Rob Thomas
206-817-2430

From: Brandon Zomer <zomer.brandon@icloud.com>
Sent: 3/24/2023 6:36:08 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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.

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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.

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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 pause on permitting until the developers comply with the 2011 Master Plan;

- 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.

Brandon Zomer and Anna Delchamps

Sent from my iPhone

From: Greg Fibiger <westshore7@gmail.com>
Sent: 3/24/2023 9:32:14 PM
To: +supervisorgustafson@placer.ca.gov <+supervisorgustafson@placer.ca.gov>; +swydra@placer.ca.gov <+swydra@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Keep Homewood Public!

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From: Karen Hillman <karenannine@gmail.com>
Sent: 3/24/2023 9:33:30 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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Homewood ski area has been a wonderful local spot for all of us who own a home on the West Shore, and seasonal visitors who specifically choose the low key atmosphere of the West Shore. We all have been enjoying the close proximity of the mountain for many years. It's OUR local spot — a place easily accessible and offering an opportunity to avoid the long lines and traffic associated with the other ski areas surrounding Tahoe. To only allow the ski area to be open to the public on a few days throughout the year, and not the holidays (when so many of us bring our families to the mountain) is turning backs to those who have supported and enjoyed the ski area for many years. It's OUR local spot.

Thank you.
Karen U Hillman
6245 Flicker, Homewood

From: Nick I <ivanovic.nick@gmail.com>
Sent: 3/24/2023 9:56:30 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>;
Subject: Keep Homewood Public!

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- 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.

Sent from my iPhone

From: Michael Fahn <fahn@cwo.com>
Sent: 3/24/2023 10:06:25 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

Sent from my iPhone

From: rinnn <rinnn@aol.com>
Sent: 3/24/2023 10:36:57 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Sent from my iPhone

From: Daphne Hatch <daphnehatch@gmail.com>
Sent: 3/24/2023 10:45:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

Sent from my iPhone

From: Kathy Astromoff <astromoff.family@yahoo.com>
Sent: 3/24/2023 6:49:16 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: EJValdi@placer.ca.gov <EJValdi@placer.ca.gov>;
Subject: Keep Homewood Public!

Dear Placer County Regulators -

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 on Monday 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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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, I 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.

Kathy Astromoff
Homeowner, Chamberlands

From: Kevin Moloney <kevinpatrickmoloney@yahoo.com>
Sent: 3/24/2023 8:00:37 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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A complete pause on permitting; and

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Thank you.

Kevin Moloney
265 Grouse Drive
Homewood, CA 96141

Sent from my iPhone

From: Kate Arena <katemarena@yahoo.com>
Sent: 3/24/2023 7:00:21 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: Jaime Garrett <jaimegarrett@hotmail.com>
Sent: 3/24/2023 7:00:41 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Jaime Garrett
325 Grouse Drive
Homewood

Sent from my iPhone

From: Chris Pinzon <cjpinz@gmail.com>
Sent: 3/24/2023 6:59:15 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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

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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.

Christopher Pinzon

Sent from my iPhone

From: Kaitlin Pinzon <kaitlin.pinzon@gmail.com>
Sent: 3/24/2023 7:02:55 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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.

Kaitlin Zezza

From: Katie Becker <kt112913@gmail.com>
Sent: 3/24/2023 7:11:00 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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: Deanne Hokanson <dhoke3@yahoo.com>
Sent: 3/24/2023 5:56:41 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

Please stop construction immediately for the homewood project until it can go through public review.

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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 pause on permitting until the developers comply with the 2011 Master Plan;

-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.

Sent from my iPhone

From: Zachary Moreno <zachmmoreno@gmail.com>
Sent: 3/24/2023 8:04:17 PM
To: +supervisorgustafson@placer.ca.gov <+supervisorgustafson@placer.ca.gov>; +swydra@placer.ca.gov <+swydra@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.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.

--
Zachary Moreno
zachmmoreno@gmail.com

From: Carolyn Selig <carolyn.selig@gmail.com>
Sent: 3/24/2023 8:15:26 PM
To: +supervisorgustafson@placer.ca.gov <+supervisorgustafson@placer.ca.gov>; +swydra@placer.ca.gov <+swydra@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Keep Homewood Public!

Hello Suoervisors and TRPA — my husband and I purchased our wonderful home in Homewood in 2019 to enjoy all the amazing benefits on the area - the lake, community, blue skies, mountains and the skiing at Homewood! My family has a family membership to the resort and my husband and son can be found there most weekends of the winter. They absolutely love it.

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. We fully oppose this development and membership based approach given the drastic shift from the approved master plan and the fact that my own family would be excluded from access - this is not acceptable and we are not YELLOWSTONE - we are Lake Tahoe in California where all other mountain resorts are open to the public (Yellowstone was discovery's last mountain privatization project!)

Given the shift, we believe JMA should need to go back to public approval and a full public comment period — the new plan completely excludes the local community instead of the approved plan which indicated a mountain resort which would "maintain.. the heritage of a ski resort that can be enjoyed equally by local residents and visitors," instead, 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)."

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My ten year old skis on the Homewood ski team with other local children — all who would be excluded if this plan goes through.

My husband and I oppose the membership/privatization development of the homewood mountain and firmly do not believe it is in accordance with the approved 2011 master plan. Please stop this project from moving forward until new permits and approvals are received.

Thank you for your consideration,
Warmly,
Carolyn and Michael Selig
445 Snowbird Loop
Homewood, Ca

From: Kevin Foster <kevinfoster3489@yahoo.com>
Sent: 3/24/2023 8:19:45 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

I urge you to hold the developers to the approved plan from 2011!!

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.

Kevin Foster
925-788-9481

From: Pete <peteuehlin@yahoo.com>
Sent: 3/24/2023 8:29:17 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

From: Anthony's Pool Service <info@anthonyspoolservice.com>
Sent: 3/24/2023 8:29:28 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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Thank you.

From: Andy Bowdle <bowdle@protonmail.com>
Sent: 3/24/2023 8:32:22 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!

I am writing to express my concerns with the proposed development of the Homewood Mountain Resort which is inconsistent with the previously approved 2011 master plan, especially the clear intention of the developers to create an ultra-exclusive private club that will make the ski area practically inaccessible to the public.

To be clear, I am not opposed to reasonable development of the resort, as originally approved in 2011. However, the developers have done a bait and switch, in which they have substituted the creation of an ultra-exclusive private club for the previously approved plan. The previously approved plan had widespread community support and would be an asset to the community. The ultra-exclusive private club is strongly opposed by the community and would radically reduce the recreational value of the West Shore to local residents and visitors alike.

To the best of my knowledge, the privatization of a major publicly accessible ski area is unprecedented. I sincerely hope that you will not be a party to setting such a precedent in the heart of one of America's most treasured recreational resources.

Sincerely,

Andrew Bowdle

From: Mike Rogge <mike.rogge@mountaingazette.com>
Sent: 3/24/2023 8:02:29 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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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.

-Mike

From: Allyson Schreiber <abaccagl@gmail.com>
Sent: 3/24/2023 6:25:49 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public

Please stop all construction on the Homewood Project until the new plan can go through public review!
As a resident and homeowner on the west shore, my family and I are strongly opposed to the current privatization plan.

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

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 pause on permitting until the developers comply with the 2011 Master Plan;

-A final determination 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.

Allyson Schreiber and Family

From: Mimi Cunningham <partyqueen101@yahoo.com>
Sent: 3/25/2023 12:29:57 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: [BULK] SAVE HOMEWOOD - SAVE THE WEST SHORE

Dear TRPA,

I am writing this as a life long resident of Chamberlands. My family has been up there since 1963. I am writing a personal letter rather than the form letter we are all asked to send because you know all that information.

I want to let you know the impact having a sweet 'old time' ski hill has been on my life and my son's lives. In this world of bigger - better- faster - more more more - there is a sweetness to Homewood - skiing those back trees on a powdery day, keeping your lunch in the car for the kids to all come down and eat, and having at LOCAL - WEST SHORE BEST SHORE feel to the hill.

West shore is changing - I get it - with Joe Montana and Mark Zuckerberg as neighbors - our side has been found! McMansions are rising very quickly all over. I am not opposed to upgrades to Homewood, and I get that the owners need to make money - but all we want as homeowners - who have been around longer than any of these developers - is to maintain TAHOE....not turn it into DISNEYLAND OR ANOTHER NORTHSTAR - or Pallisades for that matter. Those exist and they are wonderful - but that type of DEVELOPMENT DOES NOT FIT ON THE WEST SHORE.....

We ask that you support us in wanting to keep the availability of Homewood for our families - otherwise you are supporting the idea of the residents of Homewood, Tahoma and the entire West Shore just becoming the garbage pickers for the rich who will be the only ones allowed on OUR SKI HILL that we have supported all these decades.

It will be on your shoulders as the governmental gatekeepers to make or break what our West Shore turns into. Please vote with a conscious to keep some of the sweet - old time Tahoe - feeling alive. For that will become the Tourist Factor just as strongly as some overdone development that ruins our area.

The truth be told that developers from the Middle East probably do not understand is that with global warming changes the chances of Homewood not having proper snow to maintain world class skiing is very probable with the lower elevation of the mountain. Which will add insult to injury as their high-priced constituents turn their backs on the area - leaving us, again the local homeowners with a sparkly deserted overpriced ghost-town.

Vote for a happy medium - LESS HOUSING - LOCAL ACCESS WITHOUT PRIVATIZATION - AND A SOFTER APPROACH TO DEVELOPING so WEST SHORE BEST SHORE is not a forgotten phrase....

Thank you for your consideration
Mimi Cunningham
6210 Lark Drive - Homewood

From: Steve Becker <stbecker@aol.com>
Sent: 3/25/2023 10:05:51 AM
To: EJlvaldi@placer.ca.gov <EJlvaldi@placer.ca.gov>; supervisorgustafson@placer.ca.org <supervisorgustafson@placer.ca.org>; MWood@placer.ca.gov <MWood@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Shirlee Herrington <sherring@placer.ca.gov>; Sophie Fox <sfox@placer.ca.gov>; Paul Nielsen <pnielsen@trpa.gov>; Kathy Hopkins <KHopkins@placer.ca.gov>
Subject: HOMEWOOD BAIT & SWITCH PLAN

Dear TRPA and Placer Co officials:

As a thirty four year resident of Homewood, I implore you to stop the destructive nature of this newly revised plan to privatize our beloved Homewood Ski Resort. This new phase of development is not consistent with the original proposal we, the local community, approved years ago. It is significantly different in that it privatized our mountain, severely restricting public access.

Please place a moratorium on this new plan and do not accept any revision without full disclosure and community input.

We don't need a Saudi company destroying our beautiful community.

Thank you for listening and please act in the best interests of the Tahoe basin.

Sincerely,
Steve Becker
6170 Chamberland Dr
Homewood

From: eileenwee@aol.com <eileenwee@aol.com>
Sent: 3/25/2023 8:28:36 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; EJvaldi@placer.ca.gov <EJvaldi@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; Sophie Fox <sfox@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 Development PLN22-00534

TRPA and Placer County Representatives,

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 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).**"

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 -

Eileen Moloney Wee

6285 Lark Dr., Homewood, Ca 96141

From: Randy Boteler <botfam4@ameritech.net>
Sent: 3/25/2023 8:44:41 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; ejivaldi@placer.ca.gov <ejivaldi@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>; Julie Regan <jregan@trpa.gov>
Subject: Homewood Mountain Resort Development Out of Conformance with Homewood Master Plan

Ladies and Gentlemen,

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 deviations from the publicly approved 2011 Homewood Master Plan, I'm concerned about TRPA and Placer County allowing the current building program to 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 nothing but an obvious bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors [TRPA response to Homewood Mountain Resort's Master Plan Update Proposal, 2-4-23]," 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 only a few times each month (no holidays or weekends)[Homewood Mountain Resort's Master Plan Update Proposal, 11-8-22]."

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.[Official minutes from Tahoe Basin Design Review Committee meeting, Feb 28, 2023]" Thank you, TBDRC neighbors!

As next steps, I request:

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

A complete pause on permitting for all phases of the project; and a completely new proposal for Homewood Mountain Resort, including a new EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input - which has been almost completely denied to date and ignored when given.

Thank you,

Randy Boteler
Tahoma, CA

From: Karen Scott <karina95616@sbcglobal.net>
Sent: 3/25/2023 10:12:24 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; ejivaldi@placer.ca.gov <ejivaldi@placer.ca.gov>; supervisor@placer.ca.gov <supervisor@placer.ca.gov>; Sophie Fox <sfox@placer.ca.gov>; Kathy Hopkins <KHopkins@placer.ca.gov>; mwood@placer.ca.gov <mwood@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Shirlee Herrington <sherring@placer.ca.gov>; Paul Nielsen <pnielsen@trpa.gov>; Julie Regan <jregan@trpa.gov>
Subject: Homewood Mountain Resort

Ladies and Gentlemen,

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 deviations from the publicly approved 2011 Homewood Master Plan, I'm concerned about TRPA and Placer County allowing the current building program to 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 nothing but an obvious bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors [TRPA response to Homewood Mountain Resort's Master Plan Update Proposal, 2-4-23]," 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 only a few times each month (no holidays or weekends)[Homewood Mountain Resort's Master Plan Update Proposal, 11-8-22]."

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.[Official minutes from Tahoe Basin Design Review Committee meeting, Feb 28, 2023]" Thank you, TBDRC neighbors!

As next steps, I request:

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

A complete pause on permitting for all phases of the project; and a completely new proposal for Homewood Mountain Resort, including a new EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input - which has been almost completely denied to date and ignored when given.

Thank you for your attention to this matter,
Karen Scott

From: Sally Boteler <swbot@msn.com>
Sent: 3/25/2023 2:40:41 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
Subject: Homewood Mountain Resort

Dear TRPA Members,

At their recent meeting, the Design Review Committee voted unanimously against recommending JMA's request to begin construction at Homewood Mountain Resort. The committee voted against it for one airtight reason: it does not conform to the highly specific Master Plan requirements approved in 2011.

Nothing in JMA's current plan adheres in any way to the vision they promised the Tahoe community in 2011. The Master Plan was agreed to--by ALL concerned parties and review boards--after a very long process of input, litigation and compromise.

Please read the 2011 Master Plan!

--JMA received approval to build in an "Old Tahoe" architectural style which would blend harmoniously with the historic Homewood neighborhood in which it sits. (They cited several examples of this aesthetic, such as the Ahwahnee Hotel and Ehrman Mansion.)

--JMA stated that the new development would be a community hub and gathering spot for all.

--JMA promised to keep the ski resort public, a vital part of the Tahoe community, as it has been for generations.

The developer agreed to all of this. He now intends to do none of it.

The developer now wants you to ignore the approved Master Plan. Please do not do this. Hold him to the requirements you approved in 2011.

At the Design Review meeting, many Tahoe residents spoke out against the developer's new plan. Only 2 or 3 people spoke on JMA's behalf, and they were each employed by or affiliated with the developer! Remember this the next time he trots out "supporters" to bolster his argument. Also remember that his interests are certainly not in Tahoe's best interest.

The West Shore community was a large part of the original negotiations which resulted in the approved Master Plan. The community is appealing to you now!

Sally Boteler

From: David Waal <davidwaal@gmail.com>
Sent: 3/25/2023 6:07:59 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort

Dear TRPA,

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 -

David and Laura Waal
420 Grouse Drive
Homewood, CA 96141

From: Misha Troyan <bear_backer@hotmail.com>
Sent: 3/25/2023 9:43:31 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; EJlvaldi@placer.ca.gov <EJlvaldi@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@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 privatization plan concerns (PLN22-00534)

Dear esteemed regulators,

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. 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. **To approve the new development plan would be a dereliction of your responsibility to enforce the plan that was previously agreed upon through thorough and responsible collaboration.**

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. **As the designated regulators for issue like these, we have placed our trust in you to ensure those promises are fulfilled. At this moment, the developers appear to be breaking those promises and we are pleading with you to be our advocates in enforcing what has already been established.**

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 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)."

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. **We hope you recognize the "bright, shiny object effect here. While the new architectural style being pushed onto our community may look nice on a piece of paper, it is completely out of character with the surrounding community. Please do not be swayed by the current flavor of the month architectural style that will be out of style in ten years. Appreciate the character that our community has always maintained and would like to continue to maintain.**

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.

Please do the right thing.

Thank you –

Misha Troyan
345 Grouse Drive

From: DEBBIE WEBB <webbdds@earthlink.net>
Sent: 3/25/2023 12:43:59 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisor.gustafson@placer.ca.gov <supervisor.gustafson@placer.ca.gov>
Subject: Keep Homewood Public!

Dear Sirs,

In addition to the comments below I wanted to add how disappointing it is that after several years of hard fought negotiations on the Homewood Master plan in 2011 that JMA is not following their original plan. They say that they cannot compete. I wonder if they had made the investment like they said they would how the situation would be different. Do not reward them for their inaction. A private resort is not in the interest of the community that supported their plan years ago. They are following the pattern that many developers use. Get on approval, then bit by bit change the original plan they agreed to. Do not allow them to be the same as other developers. Hold them to the original plan that was a good balance and in the communities interest.

Debbie Webb DDS
5905 Lagoon
Homewood Ca 91411

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 Dan's iPad

From: Alisa Morris <chaseallymorris@gmail.com>
Sent: 3/25/2023 10:51:35 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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.

From: Alisa Hokanson <alisahokanson@yahoo.com>
Sent: 3/25/2023 10:49:13 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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.

Alisa Hokanson
alisahokanson@yahoo.com

From: Nick Zezza <nickjezza@gmail.com>
Sent: 3/25/2023 5:03:15 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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: Cathy Bean <cathybean1@gmail.com>
Sent: 3/25/2023 11:57:29 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisor.gustafson@placer.ca.gov <supervisor.gustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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Thank you.

Cathy and Don Bean
5285 Sacramento Ave
Homewood
530.416.2375

Sent from my iPhone

From: Lori Murphy <lmurphy@trgn.com>
Sent: 3/25/2023 12:13:05 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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Thank you.

Lori Murphy

From: Lorie Cress <lcress7199@gmail.com>
Sent: 3/25/2023 12:58:12 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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I have written to you all before about this change in the plan. Should not be approved

Thank you.

Lorie Cress
5250 Westlake Blvd.
Homewood , CA

From: DAVID BAUER <dmbdds@aol.com>
Sent: 3/25/2023 1:40:54 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

Thank you,
David Bauer

From: Mark O'Boyle <mark_oboyle@yahoo.com>
Sent: 3/25/2023 2:22:38 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: Martha <mh_oboyle@yahoo.com>
Sent: 3/25/2023 2:24:13 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: Greg <ciyio@yahoo.com>
Sent: 3/25/2023 3:23:47 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; EJValdi@placer.ca.gov <EJValdi@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>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisor@placer.ca.gov <supervisor@placer.ca.gov>;
Subject: Keep Homewood Public!

To whom it may concern,

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Sincerely,

Greg Troyan
345 Grouse Drive
Tahoma, CA 96142
510-388-7923
ciyio@yahoo.com

From: Pasha Fazeli <pashafazeli@yahoo.com>
Sent: 3/25/2023 8:55:38 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisor_gustafson@placer.ca.gov <supervisor_gustafson@placer.ca.gov>
Subject: Keep Homewood Public!

This is absurd that it seems Tahoe officials are caving to big money greed and overdevelopment. You have a major infrastructure issue already with hours long traffic jams. You all should be ashamed.

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

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Thank you.

Pasha Fazeli
310.795.1118

Sent from my iPhone

From: Charles Murray <cmur9@aol.com>
Sent: 3/25/2023 3:17:32 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Keep Homewood Public!

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From: dcopenhagen@comcast.net <dcopenhagen@comcast.net>
Sent: 3/25/2023 3:31:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Cc: 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>; Paul Nielsen <pnielsen@trpa.gov>; Shawn <copenhagen@comcast.net>;
Subject: Keep Homewood Public!

I am writing to express my heavy 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. Given this project's significant departure 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.

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"^[1], 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"¹, 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].

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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."**^[3]

As next steps, we demand:

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A complete pause on permitting; and

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Thank you for standing up to hold JMA et al accountable.

Sincerely,

Dan Copenhagen

925-683-1899

^[1] [TRPA response to Homewood Mountain Resort's Master Plan Update Proposal](#), 2-4-23

^[2] [Homewood Mountain Resort's Master Plan Update Proposal](#), 11-8-22

^[3] Official minutes from Tahoe Basin Design Review Committee meeting, Feb 28, 2023

From: Heather MacIver <heatherellen61@icloud.com>
Sent: 3/25/2023 4:58:33 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.
Heather MacIver (West Shore Full time Resident!)

Sent from my iPhone

From: Shannon Zettler <spzy70@gmail.com>
Sent: 3/25/2023 5:32:46 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

To whom it may concern,

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort. I am familiar with another of Discovery Property's resorts: <https://gozzerranchclub.com/about>

While this is a great community, it is members only. Doesn't this already exist at Martis Camp and others in Truckee? This will not create community, but rather disparity, as locals will either have no or very limited access to the proposed 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.
Shannon Zettler
8805 Williams Ave.
Tahoma, CA 96142

Sent from my iPhone

From: John Harvey <johnharvey3639@gmail.com>
Sent: 3/25/2023 5:49:43 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.
John Harvey

Sent from my iPhone

From: Lilly Ilic <lrlaski@hotmail.com>
Sent: 3/25/2023 6:17:09 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

As a homeowner in Tahoma for over 30 years, I am against the modifications to the original building plan proposed for Homewood Mountain resort. I have 2 rentals, as well as 1 unit for myself, that I have locals renting from me at well below market value because I believe the West Shore should be affordable for working people in Tahoe. The traffic congestion, pollution, trash, rude behavior from people who are here for short term rentals are degrading the beauty of the West Shore. This project will do nothing to improve Tahoe.

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 iPad

From: Andrea Westberg <ajwestberg@comcast.net>
Sent: 3/25/2023 6:38:25 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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Thank you.

Andrea & Gary Westberg
7051 Bear Ave, Tahoma
ajwestberg@comcast.net
916-801-1349 (cell)

From: Rebecca Janicki <rl.janicki@gmail.com>
Sent: 3/25/2023 6:44:32 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Rebecca Janicki

Sent from my iPhone

From: Rebecca Janicki <rl.janicki@gmail.com>
Sent: 3/25/2023 7:03:31 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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

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Thank you.

Rebecca Janicki

Sent from my iPhone

From: heinznickel northgateinsure.com <heinznickel@northgateinsure.com>
Sent: 3/25/2023 7:20:08 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Heinz Nickel
215 McKinney Rubicon Springs Rd., Tahoma, CA
Ph: (805)459-4458

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Laurie <5doolittles@comcast.net>
Sent: 3/25/2023 9:41:49 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.
Laurie Doolittle
(Grew up learning to ski with my Grandfather at Homewood using the Mighty Might run by Floyd)

From: Lisa Perrella <Imperrella@gmail.com>
Sent: 3/25/2023 8:03:35 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

From: Pinkaboo Crafts <pinkpuppypicaboo@gmail.com>
Sent: 3/25/2023 8:48:39 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: Polly Murphy-Jones <pollymj@mac.com>
Sent: 3/25/2023 9:08:18 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

I am a homeowner in Tahoe City who has enjoyed skiing at Homewood for decades, despite its simple lodge and limited amenities. The views of Lake Tahoe are breathtaking & iconic, and should not be restricted to a limited number of wealthy investors. I have many concerns regarding 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.
Polly Murphy-Jones

From: Celia Esposito-Noy <cesposit@alumnae.mills.edu>
Sent: 3/25/2023 9:48:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.
Celia Esposito-Noy, Ed.D.

From: Snamwob <snamwob@comcast.net>
Sent: 3/25/2023 5:36:48 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

My kids grew up skiing at Homewood from our vacation home in Rubicon. This winter the management has priced them out of desire to ever ski there. Please Proceed carefully with plans to let the current management make this a private 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.

Steve B

From: Trace Martin <tracemartin89@gmail.com>
Sent: 3/25/2023 11:32:35 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: Alex Pennington <alex.pennington89@gmail.com>
Sent: 3/25/2023 11:49:52 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

Please do your part to keep Tahoe local!!

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Thank you.

Thanks,
Alex Pennington
951.365.7896

—Sent from my iPhone

From: James Lyon <jim@lyonfamily.tv>
Sent: 3/25/2023 7:02:48 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

Placer County and TRPA have an upcoming joint meeting to discuss Homewood **behind closed doors** with the developer with no public process!

What do we mean when we say “Keep Homewood Public”?

The general public has the same access to the Homewood property & amenities as they are today. Specifically:

- Anyone can ski at Homewood Mountain Resort on a day pass, multi-day pass, or season pass, at market rates that are based on comparable regional ski areas + snow conditions + infrastructure upkeep.
- Anyone can enjoy the amenities at Homewood Village (eg restaurants, coffee shops, open space, hotel, pier, marina, etc.).
- Anyone can hike or mountain bike (at their own risk) on Homewood Ski Area lands when it is not ski season.
- There are no pre-conditions, fees, memberships or exclusivity rights required that would limit public access.

JMA Ventures has run Homewood into the ground and raised ticket prices to NorthStar or Squaw Valley levels with far less amenities. There has been no capital investments or improvements – the South lodge burned down 6 years ago, JMA received insurance payments and pocketed them. They have been spending their money to get entitlements to package the whole resort and surrounding properties (High and Dry Marina, Homewood café, etc..) to out of state and foreign investors. This shows their lack of respect and concern for the West Shore community. Where is the community benefit they promise in return for increased density and height to massively overbuild the mountain?

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 divergence 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.**”

As next steps, the West Shore Community demands:

An immediate stop to the non-conforming construction underway on Fawn Road – this should have never been approved by Placer and TRPA – it is in violation of Master Plan,

No more piece-meal development – bring the entire project to public review in compliance with the Master Plan,

A complete pause on any and all permitting until a full development plan is presented to the public and is approved through the public process; and

If JMA Ventures, Mohari Hospitality, and Discovery Land Company have a desire to change the approved Master Plan, then bring forward a new proposal for Homewood, including EIR and a full assessment, with ample opportunity for community input.

Thank you.

Jim Lyon
Chamberlands
Tahoma

From: Katherine Bowe <bowekatherine@gmail.com>
Sent: 3/25/2023 7:16:18 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@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)."

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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.

~ Katherine

From: Hamilton <ham@brixgraphix.com>
Sent: 3/25/2023 7:55:27 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; Supervisor Gustafson <supervisorgustafson@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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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: Doug Estill <douglasestill@gmail.com>
Sent: 3/25/2023 10:11:31 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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.

Douglas Estill
7020 6th Ave
Tahoma Ca

From: Andi Mccausland <andigreek@yahoo.com>
Sent: 3/25/2023 8:03:08 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@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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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: M.J. Glynn <mimiwisdom@gmail.com>
Sent: 3/25/2023 7:39:31 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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: Jean Magarian <magmom2016@gmail.com>
Sent: 3/25/2023 10:16:41 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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: Trina Padden <tahoetrina@me.com>
Sent: 3/25/2023 10:20:33 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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.

Trina Padden
M 530-412-1994

From: tiniguezb@udd.cl <tiniguezb@udd.cl>
Sent: 3/25/2023 10:22:39 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

Im a homewood J1 from Chile 🇨🇱🇨🇱🇨🇱🇨🇱🇨🇱🇨🇱 that has worked there several seasons, privatizing that incredible place its a crime itself, it's such a wonderful and preserved ski resort, please stop this madnesss

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.

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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.

From: Heidi Sanderson <heidisanderson5@icloud.com>
Sent: 3/25/2023 10:23:00 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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.

Heidi Barnes
Homeowner and full time resident in Homewood

Sent from my iPhone

From: Alisa Hoke <jhoke4life@yahoo.com>
Sent: 3/25/2023 10:51:10 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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)."

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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.

From: Marcus Keay <marcuskeay@yahoo.com>
Sent: 3/25/2023 12:02:21 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@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.

Get [Outlook for iOS](#)

From: RW <2rosalene@gmail.com>
Sent: 3/25/2023 5:57:21 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; EJlvaldi@placer.ca.gov <EJlvaldi@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; Sophie Fox <sfox@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: PLN22-00534

Dear Ms Stacy Wydra, Mr. EJ lvaldi, Ms Cindy Gustafson, Ms Sophie Fox, Ms Megan Wood, Ms Shirlee Herrington, TRPA, and Mr. Paul Nielsen

Currently, the proposed direction for the Homewood Mountain Resort does not even resemble what was outlined in a meeting that I attended a few years ago. I have owned property in Skyland since 1966, and through the years have enjoyed using the Homewood beach, marina, boat ramp, and ski area. It is part of the west shore's community heritage. If TRPA and Placer Planning approve the current proposed development this will all cease.

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, and they deliberately lied to us at the meeting.

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 unknown amount paid membership.

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)." This is utterly ridiculous! That's when everyone wants to use Homewood.

This contradicts 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" The group must not be allowed to ignore their promises to all the residents who consider Homewood as part of their home and heritage.

Why did the planners allowed them to build homes in a "mountain modern", and definitely not "old Tahoe style". This is not the style originally proposed for the South Lodge area.

They must be stopped from proceeding any farther.
They must completely resubmit a new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company.
It must be submitted to the community with ample input opportunity.
Or, go back to their original plan.

Hopefully, you will find out why the construction was approved and, also make them conform to their original planned construction that they proposed at South Lodge at the meeting.

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."

They must not be allowed to propose one thing to the community, then totally do something different. We would have objected to this from the very beginning.

Thank you for your time and consideration
Sincerely,
Rosalene Walker
PO Box 592
315 Elizabeth Drive (Skyland)
Homewood, CA 96141

From: Teresa McNamara <teresadmac@aol.com>
Sent: 3/25/2023 3:50:34 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: RE: Homewood Mountain Resort Ski Area Master Plan PLN22-00534 and Permit No. ESD21-00133

Dear TRPA,

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,

Teresa McNamara
5505 W. Lake Blvd.
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

From: James Lyon <jim@lyonfamily.tv>
Sent: 3/25/2023 7:42:14 AM
To: Stacy Wydra <SWydra@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>; Crystal Jacobsen <CJacobse@placer.ca.gov>; Heather Beckman <HBeckman@placer.ca.gov>;
Subject: Re: PLN22-00534--Homewood-Meeting Minutes
Attachments: [image001.png](#), [image002.png](#), [image003.png](#)

Hello Ms Wydra,

According to the posted agenda, the minutes are approved ahead of public comment, therefore it falls to staff or the committee members to update the minutes with corrections. I request you pass my comments to the committee members so they can consider amendments to reflect the true level of community concern over the Homewood project.

PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

TAHOE BASIN DESIGN REVIEW COMMITTEE
AGENDA
TUESDAY, February 28, 2023
4:00 P.M.

MEETING LOCATION: (WEBINAR ONLY)
PLACER COUNTY ADMINISTRATIVE CENTER
TAHOE COMMUNITY DEVELOPMENT RESOURCE AGENCY CONFERENCE ROOM
775 NORTH LAKE BOULEVARD, TAHOE CITY, CA 96145

The Tahoe Community Development Resources Agency Conference Room will not be open to the public; however, the public may observe the meeting by accessing the web link below.

Public Comment for the Tahoe Basin Design Review Committee meeting will be offered virtually through a Zoom meeting webinar; utilizing the "raise hand" function for Public Comment, or by phone.

Please click the link below to join the webinar:
<https://us06web.zoom.us/j/86453843712?pwd=RlZ0V0lRNWlBekRUQGFsMFMzUG1iZz09>
Or Telephone:
US: +1 669 900 6833 or +1 346 248 7799 or (Toll Free) 877 853 5257
Webinar ID: 864 5384 3712 Passcode: 439139

Members: Todd Mather (Chair), Shannon Barter, Jonathon Chorey, Jim Williamson, Jennifer Stoll, Clare Walton, Vacant

1. Call to Order
A) Tahoe Basin Design Review Committee Member Introductions
B) Approval of Agenda
C) Approval of Minutes - [January 24, 2023](#)
2. Public Comment - Any member of the public may address the Tahoe Basin Design Review Committee on any matter that is NOT listed on the agenda. Comments will normally be limited to 3 minutes at the discretion of the chairperson.

Regards,

Jim Lyon

From: Stacy Wydra <SWydra@placer.ca.gov>
Date: Wednesday, March 22, 2023 at 12:10 PM
To: James Lyon <jim@lyonfamily.tv>
Cc: HomewoodPlan <homewoodplan@trpa.gov>, Crystal Jacobsen <CJacobse@placer.ca.gov>, Heather Beckman <HBeckman@placer.ca.gov>, "Todd Mather (todd@tgmarchitect.com)" <todd@tgmarchitect.com>
Subject: RE: PLN22-00534--Homewood-Meeting Minutes

Hello Mr. Lyon,

Thank you for the email. The meeting minutes from the February 28, 2023 will be considered for approval by the Tahoe Basin Design Review Committee (TBDRC) at their March 28, 2023 TBDRC meeting. You may attend the TBDRC on the 28th of March and request the Committee to amend the meeting minutes.

The link to the TBDRC meeting can be found at the following link:

www.placer.ca.gov/docx/live.com

Thanks!
Stacy

O: 530-581-6288 / E: swydra@placer.ca.gov / C: 530-388-6482

From: James Lyon <jim@lyonfamily.tv>
Sent: Sunday, March 19, 2023 11:44 PM
To: Stacy Wydra <SWydra@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>
Subject: [EXTERNAL] Re: PLN22-00534--Homewood-Meeting Minutes

Hello Ms. Wyndra,

In reviewing the TAHOE BASIN DESIGN REVIEW COMMITTEE MEETING MINUTES TUESDAY, February 28, 2023, I find that the minutes do not adequately capture the level of community dissent to the Homewood project as proposed.

The topic was open to public comment. Twenty-eight people spoke, both in favor and against the proposed project. There were many concerns that it does not conform to the Master Plan, and several requests that the Master Plan be redone with new environmental reviews.

The minutes properly reflect 28 speakers from the community, but only 2 were supportive of the proposal. These two gentlemen, Eric Lyon and Harry Hirsch, did not disclose their affiliation to JMA Ventures and their investor, Discovery Lands. The remaining 26 speakers were in strong opposition.

Eric Lyon - VP of Sales for Discovery Land (total non-disclosure of affiliation)
Harry Hirsch - VP and General Manager for Discovery Land (At the meeting, he said he was an employee of JMA).


Their LinkedIn Profiles are below as evidence of their affiliations.

I would request the meeting minutes be amended to reflect the level of community dissent to the project as submitted.


Please pass my comments to the committee and make part of the public record on this item.

Regards,

Jim Lyon
Snow Bird Loop,
Chamberlands, Tahoma

**Eric Lyon**
VP Sales at Discovery Land Company

Experience



Discovery Land Company
3 yrs 6 mos

- Vice President of Sales**
Full-time
Jul 2022 - Present · 9 mos
Lake Tahoe, California

Vice President of Sales for Homewood, Lake Tahoe. A Discovery Land Company Community.

**Harry Hirsch**
Vice President & General Manager at Discovery Land Company**Experience**



Vice President & General Manager
Discovery Land Company
Apr 2022 - Present · 1 yr
Lake Tahoe, CA

From: James Lyon <jim@lyonfamily.tv>
Date: Tuesday, February 28, 2023 at 9:52 AM
To: <swydra@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>
Subject: PLN22-00534--Homewood-Staff-Packet

Hello Ms. Wydra,

I understand that you are the staff planner for the above noted project. I find that the posted packet is incomplete, as the plans do not include floor plans for the residential units (including floor elevations) nor are there any building height call outs on the exterior elevations. Further, there are no square footage call out tables to detail out parking and living space. I do not know how Planning Staff can review these incomplete plans. We have no idea how tall these buildings really are except for the letter from Mr. Chapman that is not tied to the plans.

First, the architectural style, mass and scale are all conflict with West Shore General Plan standards and inconsistent with the 2011 Homewood Master Plan. The community was promised "Old Tahoe" instead of this "in your face" modern glass boxes. There is minimal articulation in the facades, the mass and volume of "Mountain Modern" are out of context with the surroundings. The TRPA and Placer DRC erred when they approved the 7 homes on Lot 3 (Fawn Street) to allow "Mountain Modern" in conflict to the Master Plan and this error should not set a precedent for further development of Homewood.

If Mr. Chapman's letter is to be believed, 77' tall building are huge. In context to the current North Lodge building, they are at least twice as tall. Do not let the pretty graphics fool you – these buildings are taller than the surrounding trees. These are monstrosities that have no business on this project site. Building should be limited to 3 stories, not 5 stories as proposed.

There is massive tree removal proposed, removing the mature trees that could potentially obscure these buildings. This will be a bare site and take 30-50 years for trees to mature.

Further, all buildings proposed for the project should be story poled so that public can understand the mass and scale. The developer will object, because they know that story poles will put on display their disregard for the community.

Lastly, during construction – with the removal of the Madden Chair, much of the mountain becomes inaccessible. Mr. Chapman and JMA continue to "cry poor" about the ski area operation to TRPA. It is JMA themselves that has mismanaged the ski operation to purposefully incur losses to use as cover to take the resort private.

I request the DRC return this project to staff and the developer for redesign with specific direction as follows:

- Return to the "Old Tahoe Architecture" per the Master Plan
- Reduce the mass, scale and volume of all buildings by 30%, limiting buildings to 3 floors above grade.
- The revised proposal will be story poled for 30 days before the public hearing reviewing the revised design.

Regards,

Jim Lyon
Snowbird Loop
Tahoma

Disclaimer

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PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY
TAHOE BASIN DESIGN REVIEW COMMITTEE
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<https://us06web.zoom.us/j/86453843712?pwd=RIZ0V0IRNWtBekRUOGFSMFMzUG1iZz09>

Or Telephone:

US: +1 669 900 6833 or +1 346 248 7799 or (Toll Free) 877 853 5257

Webinar ID: 864 5384 3712 **Passcode:** 439139

Members: Todd Mather (Chair), Shannon Barter, Jonathon Chorey, Jim Williamson, Jennifer Stoll, Clare Walton, Vacant

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Eric Lyon

VP Sales at Discovery Land Company

Experience



Discovery Land Company

3 yrs 6 mos

- **Vice President of Sales**
Full-time
Jul 2022 - Present · 9 mos
Lake Tahoe, California

Vice President of Sales for Homewood, Lake Tahoe. A Discovery Land Company Community.



Harry Hirsch

Vice President & General Manager at Discovery Land Company

Experience



Vice President & General Manager

Discovery Land Company

Apr 2022 - Present · 1 yr

Lake Tahoe, CA

From: Burton Crinklaw <burton_penny@sbcglobal.net>
Sent: 3/25/2023 9:29:49 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: Reference: PLN22-00534

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. 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 visitors[1]," 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:

- 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,
Burton Crinklaw, Owner
8628 Rubicon Drive

[1] [TRPA response to Homewood Mountain Resort's Master Plan Update Proposal](#), 2-4-23

[2] [Homewood Mountain Resort's Master Plan Update Proposal](#), 11-8-22

[3] Official minutes from Tahoe Basin Design Review Committee meeting, Feb 28, 2023

From: West Shore Resident <commonsenseforhomewood@gmail.com>
Sent: 3/25/2023 6:50:17 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Resident comment re: Homewood Mountain Resort Ski Area Master Plan PLN22-00534 and ESD21-00133

To TRPA,

As a full-time resident, homeowner, and parent, I am writing to express my strong concerns about the proposed changes in the development and direction of the Homewood Mountain Resort. I ask you to please represent our communities' interests and make decisions that support the future generations we hope to continue to raise on the West Shore. If Homewood developers are allowed to continue with the change in development, not only access to the outdoor area is at risk (and all the health, well-being, and emotional benefits that come with it). It also threatens the businesses and fabric of our West Shore communities, as well as already plagued traffic congestion and associated environmental concerns in Tahoe City, Olympic Valley, and Truckee, which this plan would further exacerbate by sending hundreds of local families instead to other resorts.

I have heard 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 deeply 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 textbook case of a bait-and-switch! Please show that you will not let it continue.

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. This will likely be out of reach of many local West Shore families, so though in name offering a public option it in practice would mean that essentially none can access it.

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 Again, in practice this essentially closes the door to working families who may not align with the open days because of obligations like school or work, for example, during the limited designated times when the resort will be made available to them. And again, it is unclear that the cost will be accessible as that has not yet been stated.

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 style has already been used in some private West Shore residences and sticks out to the eye, sharply detracting from the ridgeline and lakeview scenery that so many of us seek out in living here or visiting here.

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, I want to amplify those of Keep Homewood Public and 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,
Sara Satinsky
Tahoma, CA

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

From: Doug Estill <douglasestill@gmail.com>
Sent: 3/25/2023 10:42:50 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Retired Firefighter

Morning Friends.

I'm a 31 year retired firefighter from SLO & Foster City. I worked my entire career with the goal of retiring on the West Shore and skiing the powder days at Homewood.

I was at the Kings Beach meeting in 2011 when Art Chapman said that the "Homewood Village would be a gift and his legacy to the WS homeowners and his grandkids."

Now the 1%ers of the world are going to come for 2 weeks a year (common in other mountain communities ie Vail & Aspen) and give the final death blow to the already struggling small businesses that we taxpayer's depend on?!

If friends and renters don't come to the West Shore to ski anymore, what do all the restaurants, coffee shops, ski rental and small grocery stores do for their 6 months of income ?

THEY DIE !

Please don't allow this blatant Bait & Switch to occur.

This is not a Community Enhancement Project which is what JMA applied for....but a Community Destroying Money Grab !

How can you get a permit for a Village and then build a private resort with security guards to keep the commoners out and not have to go back and reapply ?

Please think about the thousands of homeowners & the tens of thousands of visitors who come to enjoy the West Shore over the 1%ers.

Douglas Estill

From: Anna Astromoff <anna.astromoff@gmail.com>
Sent: 3/25/2023 8:35:52 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Stop what developers are doing at Homewood

As a longtime visitor to the West Shore it and skier at Homewood, I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

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.

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, please:

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

Put a complete pause on permitting; and

Require 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: amazinggriffo <amazinggriffo@yahoo.com>
Sent: 3/26/2023 6:31:27 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: [BULK] Keep Homewood Public!

I grew up in homewood/Tahoma. I went to tahoe lake elementary, to Rideout, and then NTMS and NTHS. I currently live in sparks because living in tahoe is too expensive for the middle and lower classes. I personally feel like i have been ran out out of my home town because i can't afford a 2 million home.

I have been keeping Homewood ski resort as my home mountain, by commuting passed four other ski resorts, because Homewood has a special place in my heart. By moving forward with this project, they are removing a major part of who I am. And I know a great deal of other people, that I also grew up with, that are dealing with the same circumstances. Please don't take away the mountain that made me the person that I am today. Maybe, hopefully, ill be able to purchase a home and move back to my roots, but in the mean time, ill have to settle with a two hour commute to ski at legendary Homewood mountain resort.

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

From: Todd Mercer <toddcmcer@gmail.com>
Sent: 3/26/2023 12:15:14 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; EJlvaldi@placer.ca.gov <EJlvaldi@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: Development Concerns Re: Homewood Mountain Resort

Dear Madam/Sir,

I am writing to you today to express my sincere concern about the proposed direction of the Homewood Mountain Resort. As you are aware, the developers are seeking approvals from TRPA and Placer County Planning to move ahead with development which is deeply concerning to me and my family as Homewood residents and property owners since the early 1960's.

The current course of the Homewood Mountain Resort is a significant drift from the publicly approved 2011 Master Plan and it is unacceptable to let any development continue without a complete revisit to the Master Plan approval process.

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to keep Homewood Mountain Resort a "gathering center for Lake Tahoe's West Shore and maintain the heritage of a ski resort that can be enjoyed EQUALLY by local residents AND visitors." They are severely restricting public access to Homewood Mountain Resort through paid memberships at an undisclosed cost and only propose to open the area to residents a few times each month (no holidays or weekends). This is effectively a bait-and-switch.

Furthermore, it is equally alarming to note that the developers have already begun building homes in a "mountain modern" architectural style in the South Base Area, which wildly contradicts the 2011 Master Plan's conception of the new Homewood Resort design esthetic as an alpine village community in the architectural style of the classic Old Tahoe lodges. This too is a complete departure from the approved 2011 Master Plan, any which way you couch it.

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 a concerned West Shore & Homewood resident, I urge you to take the following next steps:

1. Immediately stop the non-conforming construction underway on Fawn Street.
2. Completely pause all permitting and demand a completely new Master Plan for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

To do anything less than stopping this bait and switch development tactic would be a complete travesty and failure on your part as regulators.

Thank you for your immediate attention to this matter.

Sincerely,

Todd & Julie Mercer

From: Robert La Mar <rlamar@pobox.com>
Sent: 3/26/2023 3:26:49 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Fwd: Homewood Mountain Resort Master Plan

To whom it may concern,

I refer you to my email of February 27, 2023.

My family has been seasonal residents of Homewood at 5565 Lagoon Road for almost 50 years. We have always made a concerted effort to support the local HOAs, the local businesses and always purchased season passes at the ski area irrespective of our skiing plans each winter. As with so many of our neighbors we felt it was our responsibility ensure that the unique Homewood experience be cultivated and nourished, as those that came before us did for us, so we can do the same for those that follow.

Now, my family feels as if we were simply duped.

If I had only known JMA and their partner's eventual self-serving plans, I would never have signed with my approval of the development. I can only hope that a final determination from the TRPA Governing Board will find that JMA Ventures, Mehari Hospitality, and Discovery Land Company's proposal to vary the basic principles of the previously submitted and approved 2011 Master Plan, including the privatization of Homewood Mountain Ski Area, is not acceptable. The newly formed consortium must either revert to the approved plan or start the process all over again.

Respectfully,

Robert La Mar Family
5565 Lagoon Road
Homewood, CA
Local: 530-525-6698
Bay Area: 650-726-6894
Cell/text: 650-465-5354
Email: rlamar@pobox.com

Begin forwarded message:

From: Robert La Mar <rlamar@pobox.com>
Date: February 26, 2023 at 7:44:18 PM PST
To: homewoodplan@trpa.gov
Subject: Homewood Mountain Resort Master Plan

To whom it may concern,

I am writing to you to express my opposition to the proposed changes to the approved Master Plan for the development of the Homewood Mountain Resort.

My family has been seasonal residents of Homewood at 5565 Lagoon Road for almost 50 years. We have always made a concerted effort to support the local HOAs, the local businesses and always purchased season passes at the ski area irrespective of our skiing plans each winter. As with so many of our neighbors we felt it was our responsibility ensure that the unique Homewood experience be cultivated and nourished as those that came before us did for us so we can do the same for those that follow.

While we were concerned back in 2010/2011 when we were made aware of JMA Ventures master plan for the development of Homewood Mountain Resort, we supported the plan for a number of reasons. We were told that one of the plan's goals was "... maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors". We were also told that the central goal of their development was to "... restore Homewood as a key gathering center for Tahoe's West Shore." And, we were told, all this would be done with "... the new Homewood Resort design conceived as an alpine village community in the architectural style of the classic old Tahoe lodges." I ask you, what's not to like.

Now, in 2023, we're being told a very different story. We are told the ski area that we supported for almost 50 years through thick and thin will now be private and will only "... open the area to residents multiple times each month (no holidays or weekends)." We're also told that instead of a design conceived as an alpine village community in the architectural style of classic Tahoe lodges we will have to do with "Mountain Modern". I have to assume that with these changes the stated goal to restore Homewood as a key gathering center for Tahoe's West Shore is no longer valid. After all, how is that possible with "no holidays or weekends".

My family feels as if we were simply duped. If I had only known JMA's and their partner's eventual self serving plans I would never have signed with my approval of the development. I can only hope that a final determination from the TRPA Governing Board that JMA Ventures, Mehari Hospitality, and Discovery Land Company's proposal to privatize Homewood Mountain Resort is not consistent with the 2011 Master Plan and either revert to the approved plan or start the process all over again.

Sincerely,

Robert La Mar Family
5565 Lagoon Road
Homewood, CA
Local: 530-525-6698
Bay Area: 650-726-6894
Cell/text: 650-465-5354
Email: rlamar@pobox.com

From: Lee Arioto <lee_aa1@icloud.com>
Sent: 3/26/2023 2:00:11 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>
Cc: EJvaldi@placer.ca.gov <EJvaldi@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; Sophie Fox <sfox@placer.ca.gov>; MWoods@placer.ca.gov <MWoods@placer.ca.gov>; Shirlee Herrington <sherring@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>;
Subject: HMR

I know you all have seen this later before, but this is just the start.

This need to be addressed and please help to protect our beautiful community.

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 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)."**

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 -

Lee Arioto

5240 Westlake blvd

Homewood Ca

From: David Copenhagen <copedavebelle@gmail.com>
Sent: 3/26/2023 8:48:22 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Development

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. 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 visitors"¹ 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"¹, 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 –

David Copenhagen
Professor Emeritus, UCSF School of Medicine
9047 Forest Drive, Tahoma

From: Dave Powell <davpowell@gmail.com>
Sent: 3/26/2023 6:26:26 PM
To: Shirlee Herrington <sherring@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; EJValdi@placer.ca.gov <EJValdi@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>; Sophie Fox <sfox@placer.ca.gov>; Kathy Hopkins <KHopkins@placer.ca.gov>; MWood@placer.ca.gov <MWood@placer.ca.gov>
Cc: Ann Bryant <bearsnsquirrels@sbcglobal.net>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>;
Subject: Homewood Homeowners' Association Memo re: HMR Plans

Placer County Representatives:

The memo below (also attached) stated the position of the board after discussions at our January board meeting. It was forwarded to TRPA shortly after that meeting.

TO: Julie Regan <JRegan@trpa.gov>
CC: Paul Nielsen <PNIelsen@trpa.gov>
FROM: Ann Bryant <...>
Subject: Homewood HOA views on Proposed changes to HMR

Dear Ms. Regan:

Starting back around 2011, the Homewood HOA (HHOA) has been working with Art Chapman at JMA to help with their approval process of the Homewood Mountain Resort (HMR) Master Plan for the substantial improvements and additions to the ski area. Our officers made statements supporting the Plan in public meetings. However, this support was based on the assurance that was given to us that local homeowners would always have access to the ski area. No specifics were ever formalized about how extensive (geographically) this promise was, but there is no doubt that it certainly included the membership of HHOA and their immediate families.

Although local news organizations have made some serious errors in recent articles about future plans for the ski area (now called the "Homewood Mountain and Lake Club" or HMLC), we now understand from some personal discussions with Art Chapman that there is uncertainty on the long term access to the ski area by HHOA member families. We have been told that HHOA member families and their current offspring will be able to obtain memberships that would allow access to the ski area. Our public support for the HMR General Plan ~10 years ago was based on the promise that our membership would always (i.e., no time limits) have access to the ski area. We, therefore, would like to make a strong appeal that the government agencies involved with future approvals for the execution of the HMR General Plan make certain that at least HHOA members retain the right to membership in the HMLC that at least retains our right to a fair access to the ski area. If this long-term right to a ski membership for HHOA members is not made clear by the ownership of HMLC, then we believe that the owners of HMLC should be required to amend their Master Plan and re-apply for its approval. We would not have supported the Master Plan if we had known our access to the ski area was for a limited time period.

Thanks for any help you can give us!

Ann Bryant, President
Dave Powell, Treasurer/Past President
Homewood Homeowners Association Board of Directors

From: Bill Newhall <wsnewhall@gmail.com>
Sent: 3/26/2023 9:50:02 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; ejivaldi@placer.ca.gov <ejivaldi@placer.ca.gov>; supervisor@placer.ca.gov <supervisor@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>; Julie Regan <jregan@trpa.gov>
Subject: Homewood Mountain Resort Development Out of Conformance with Homewood Master Plan

Ladies and Gentlemen,

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 deviations from the publicly approved 2011 Homewood Master Plan, I'm concerned about TRPA and Placer County allowing the current building program to 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 nothing but an obvious bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors [TRPA response to Homewood Mountain Resort's Master Plan Update Proposal, 2-4-23]," 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 only a few times each month (no holidays or weekends)" [Homewood Mountain Resort's Master Plan Update Proposal, 11-8-22].

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." [Official minutes from Tahoe Basin Design Review Committee meeting, Feb 28, 2023] Thank you, TBDRC neighbors!

As next steps, we request:

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

A complete pause on permitting for all phases of the project; and a completely new proposal for Homewood Mountain Resort, including a new EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input - which has been almost completely denied to date and ignored when given.

Thank you very much,

William and Lynn Newhall
Tahoma, CA

From: Glenn Brown <gb2820lake@yahoo.com>
Sent: 3/26/2023 8:15:04 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; ejivaldi@placer.ca.gov <ejivaldi@placer.ca.gov>; supervisor@placer.ca.gov <supervisor@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>; Julie Regan <jregan@trpa.gov>; Randy Boteler <botfam4@ameritech.net>; davidhansen@hmmco.com <davidhansen@hmmco.com>
Subject: Homewood Mountain Resort Development Out of Conformance with Homewood Master Plan

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Thank you,

Glenn & Nancy Brown

WatersEdge #21

Tahoma, CA

From: Lee Schwartzman <leeannschwartzman@yahoo.com>
Sent: 3/26/2023 8:29:37 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; ejivaldi@placer.ca.gov <ejivaldi@placer.ca.gov>; supervisor@placer.ca.gov <supervisor@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>; Shirlee Herrington <sherring@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>; Julie Regan <jregan@trpa.gov>
Subject: Homewood Mountain Resort Development Out of Conformance with Homewood Master Plan

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Thank you,

Lee Ann Schwartzman
Tahoma, CA

From: Michael Peterson <mpeterson56@gmail.com>

Sent: 3/26/2023 2:58:26 PM

To: BOS@placer.ca.gov <BOS@placer.ca.gov>; Jillian Frager <jillian.frager@gmail.com>; Cindy Gustafson <cindygustafson@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>; Julie Regan <jregan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>; supervisor@placer.ca.gov <supervisor@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>

Subject: Homewood Mountain Resort Ski Area Master Plan PLN22-00534 and ESD21-00133

Dear TRPA and Placer County officials,

My wife and I are reaching out again to express our concern and disapproval of the Homewood Mountain Resort revisions and deviation from the 2011 Master Plan approval.

I am a product of 3 generations of Homewood residents and our family has two homes adjacent to the ski hill. To learn that the ski hill is now proposed to exclude the public is mind boggling and constitutes a major "bait and switch" from JMA Ventures. The current project is so far outside of the scope of approval that was granted in 2011, that I am shocked TRPA and Placer has even allowed the proposal to be entertained, much less may support this blatant disregard to the public and standard approval process.

If "market conditions" have changed and JMA's business model is in jeopardy, that does not constitute a problem TRPA has to solve. Developers take on incumbent risk when embarking on a project, it is not local government or TRPA's job to give favoritism to the private sector, but rather protect the public to the tune of the Master Plan in place.

I urge you to reject the current proposal and adhere to the 2011 Master Plan. The danger of this deviation enables developers to fool the public going forward emboldened by JMA's success at Homewood. Meaning the Tahoe Basin will be a "pay to play" region with no regard for proper process or the general public-I pray you do your job and protect Tahoe.

-Michael & Jillian Peterson

From: Lisa Perrella <Imperrella@gmail.com>
Sent: 3/26/2023 8:16:01 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; EJvaldi@placer.ca.gov <EJvaldi@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 Mountain Resort

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 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)."**

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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 -

Lisa Perrella
870 Grand Ave
Homewood, CA

From: Billie Going <bbgoing4@gmail.com>
Sent: 3/26/2023 12:59:46 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort

Hello to TRPA ~

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 -

Capt. Jack & Billie Going
6210 Chamberland Drive, Homewood, California

From: Susan Holm <susan.holm@icloud.com>
Sent: 3/26/2023 5:44:03 PM
To: Wydra Stacy <swydra@placer.ca.gov>; ejivaldi@placer.ca.gov <ejivaldi@placer.ca.gov>; Gustafson Cindy <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>; Jeff Cowen <jcowen@trpa.gov>; Steve Buelna <sbuelna@placer.ca.gov>
Cc: Susan Holm <susan.holm@icloud.com>; Holm Dick <dickholm@aol.com>;
Subject: Homewood Resort and low- and middle-income housing

Hello everyone,

I've emailed Placer County and the TRPA a couple of times already expressing our concerns with the Homewood Resort deviation from its master plan which was approved in 2011. Among my concerns were the change in architecture, the height of the proposed buildings and, of course, their plan to take the entire project private all of which will create a project that is absolutely not in the public's interest as was promised. I will not go into all of that in this email, but will bring up something no one has discussed with regard to this project.

In the MANY years since this project was approved, our state and county have been severely impacted by a debilitating crisis in affordable housing. So much so that both the state and the county have implemented new regulation requiring all housing developments to include some measure of affordable housing for low- and middle-income residents. Below is the link to Placer County's requirement and Section 2 of Placer County's General Plan that addresses housing. I'm sure someone in Ms. Gustafson's office can provide a link to the statewide requirement.

<https://www.placer.ca.gov/6300/Affordability-Requirements>
<https://www.placer.ca.gov/DocumentCenter/View/8574/Housing-PDF>

We have a very serious housing crisis here in the Tahoe Basin. Many locals are desperate to secure housing when the homes they have been renting are sold to second homeowners. There are panicked requests daily on NextDoor and we often hear from our friends who are asking about housing on behalf of someone they know. It is not about Homewood Resort's "seasonal employee housing" but about the County and States requirements that percentages of new developments must include low- and middle-income housing options for teachers, firefighters, sheriffs, shop workers, restaurant workers, etc. We cannot repeat enough that this is a crisis and we would very much like to know how these requirements will be addressed with the Homewood Resort. They have dragged out their permit approval to a ridiculous degree and must not be allowed to skirt this very important requirement.

And it is worth saying that for Homewood Resort to build this type of housing on the North Shore, South Shore or in some other county will NOT help. The housing is needed here on the West Shore where permanent residents live and work in jobs that are located here on the West Shore.

Finally, any plan for Homewood Resort to build appropriate low- and middle-income housing should be required to be built BEFORE any additional aspects of their Master Plan (2011 or any new plan they apply for) are approved. Given their history of dragging their feet and making promises they have no intention to fulfill, we should make sure they cannot simply kick this can down the road with stall tactics and more false promises.

Thank you for your time and I very much hope that you will give this issue seriously consideration.

Susan & Richard Holm

From: Avery Clough <averyclough@yahoo.com>
Sent: 3/26/2023 7:26:02 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@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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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: Stan Bennett <bennett1280@gmail.com>
Sent: 3/26/2023 4:00:17 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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.
Mary Bennett
PO Box 3757
Olympic Valley, CA. 96146

From: Jennifer Martindale <jennifermartindale@yahoo.com>
Sent: 3/26/2023 4:04:19 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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.

Sent from my iPad

From: Evonne Revitt <vibrationtravel7@gmail.com>
Sent: 3/26/2023 7:31:25 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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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.

Thank you.

Sent from my iPhone

From: Robin Newman <robin.newman@sbcglobal.net>
Sent: 3/26/2023 4:05:05 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.
Robin Rouda Newman
60 year homeowner in Chamberlands Estate, next to Homewood Mountain Resort

From: Chris Johnson <cjmx930@gmail.com>
Sent: 3/26/2023 4:06:42 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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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.

Thank you.

Sent from mobile device

From: Scott Cotner <scott.cotner@gmail.com>
Sent: 3/26/2023 4:36:02 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: Natalie Rhodes <nathrhodes2@gmail.com>
Sent: 3/26/2023 5:38:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sincerely,
Natalie Rhodes

From: brook igeleheart <brookigeleheart@yahoo.com>
Sent: 3/26/2023 5:38:24 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: jgriffo25@gmail.com <jgriffo25@gmail.com>
Sent: 3/26/2023 6:11:14 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: Randy Young <young.randy87@gmail.com>
Sent: 3/26/2023 6:13:19 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: Abigail Osborn <abbyosborn@icloud.com>
Sent: 3/26/2023 10:58:55 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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.

Abby Osborn

From: Dani Griffo <danigriffo@gmail.com>
Sent: 3/26/2023 6:21:12 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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.
Danielle Griffo

Sent from my iPhone

From: Paul Shepard <pshepard@wavecable.com>
Sent: 3/26/2023 6:45:20 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

Hi
I would like the privatization of homewood considered before development.

I would also like 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.

This will allow the privatization issue to be considered
Thank you.

Sent from my iPhone

From: Sam <burke_sam55@yahoo.com>
Sent: 3/26/2023 7:14:47 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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.

From: nancy cunningham <nacattahoe@yahoo.com>
Sent: 3/26/2023 8:01:17 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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As next steps, we implore you to require:

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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.
Nancy Cunningham

Sent from my iPad

From: Michele Werlang <michelinbr@gmail.com>
Sent: 3/26/2023 7:21:54 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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.

Sent from my iPhone

From: William Kerrigan <wk.kerrigan@gmail.com>
Sent: 3/26/2023 7:29:11 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

William Kerrigan
5304144402

Sent from my iPhone

From: Chris Griffo <c.griffo@icloud.com>
Sent: 3/26/2023 7:30:22 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Chris Griffo

This was sent from my iPhone. ◆◆◆◆

From: Brianna Burke <brianna.burke35@gmail.com>
Sent: 3/26/2023 7:31:09 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: Brittany Burke <brittany.randy@icloud.com>
Sent: 3/26/2023 7:36:43 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: Heather Manzi <hthrmanzi@gmail.com>
Sent: 3/26/2023 7:52:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: Winter Brown <winter.brown@gmail.com>
Sent: 3/26/2023 12:12:37 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!

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Thank you.

From: Kristen Fielding <kristen.fielding@gmail.com>
Sent: 3/26/2023 7:54:12 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Kristen Fielding

From: joseph larkey <josephlarkey@gmail.com>
Sent: 3/26/2023 7:54:43 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
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Thank you.

Joe Larkey
Sent from my iPhone

From: JAYLANA ZEMANSKY <lesecks@icloud.com>
Sent: 3/26/2023 7:55:20 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Sent from my iPhone

From: lesecks@yahoo.com <lesecks@yahoo.com>
Sent: 3/26/2023 7:55:41 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
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Thank you.

Sent from my iPhone

From: Giovanni Agnoli <gio@agnoli.com>
Sent: 3/26/2023 8:13:15 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

From: Alex Dove <adove@hginc.com>
Sent: 3/26/2023 8:27:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Alex Dove
Vice President of Operations
Heritage Global Partners
NASDAQ: HGBL

Mobile: 650-759-9048
Email: adove@HGPAuction.com
Web: www.HGPAuction.com
Web: www.HGinc.com

From: Evonne Revitt <erevitt@icloud.com>
Sent: 3/26/2023 8:34:17 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: Steven Greer <steventgreer@ymail.com>
Sent: 3/26/2023 8:51:50 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>;
Subject: Keep Homewood Public!

It's sad that people that don't live here and deal with the effects of their greed get to make decisions that hurt my community. Not staying true to the original proposal should not be tolerated. Please take the time to listen and at least give the residents of Lake Tahoe a voice against these large developers.

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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.

Sent from my iPhone

From: Eric Kofoed <kofoederic@gmail.com>
Sent: 3/26/2023 8:58:42 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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!

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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.

From: David Tom <davidtom@gmail.com>
Sent: 3/26/2023 9:06:49 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

David Tom
308 McKinney Rubicon Springs
Tahoma, CA

From: Barbara Reeves <barbaralreeves@gmail.com>
Sent: 3/26/2023 12:27:21 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

--

Barbara

From: Laurie Taylor <lhtaylor229@gmail.com>
Sent: 3/26/2023 9:09:40 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Laurie Taylor

From: Donna Waller <wonnadaller@comcast.net>
Sent: 3/26/2023 9:14:02 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: Karen Hiersoux <khiersoux@earthlink.net>
Sent: 3/26/2023 9:18:44 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.
Karen Hiersoux

Sent from my iPhone

From: Michael Murray <yardsale.q1@gmail.com>
Sent: 3/26/2023 9:41:49 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisor_gustafson@placer.ca.gov <supervisor_gustafson@placer.ca.gov>
Subject: Keep Homewood Public!

Good Evening,

I fully understand the below is a form letter. However I do not think I could have said it any better. Facts are facts and the Keep Homewood Public authors and the residents of the West Shore are simply using the FACTS to refute Mr. Chapman's "bait and switch" assertions. Regardless of Mr. Chapman's "management" of HMR since the 2011 Master Plan, the 2011 Master Plan is, THE PLAN. If he and his (new) partners would like to build and develop HMR based on the THE PLAN, so be it. However they should not, can not, simply be allowed to modify the plan by "claiming poor." Not without following the same rules and regulations we ALL have to follow when existing within the Tahoe basin. Why should Mr. Chapman and his new partners, with their deep, deep pockets be exempt? Unless there is a mismanagement or new foreign investment clause we are not aware of, we demand you follow the policies and procedures YOU demand that we all follow as both full and part time residents of the Tahoe Basin.

Thank You for your time.

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Thank you.

Sent from my iPhone

From: John Baker <jhlbaker@yahoo.com>
Sent: 3/26/2023 9:57:06 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

John Baker

Sent from my iPhone

From: Norma Keating <gipinJuly28@gmail.com>
Sent: 3/26/2023 8:17:47 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.
THE KEATING/DYAKOVSKI
350 ELIZABETH WY

From: Bill Richardson <p10ref@gmail.com>
Sent: 3/26/2023 8:25:17 AM
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!

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Thank you.

From: nancy.cunningham <nacattahoe@yahoo.com>
Sent: 3/26/2023 8:45:26 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisor_gustafson@placer.ca.gov <supervisor_gustafson@placer.ca.gov>
Cc: Wes E. Schimmelpfennig <weschimmel@hotmail.com>;
Subject: Keep Homewood Public!

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Thank you. WES SCHIMMELPFENNIGW

Sent from my iPad

From: Rich Link <richlink@gmail.com>
Sent: 3/26/2023 10:25:04 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

Hello,

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Best regards,

Rich Link
365 Elizabeth Drive
Homewood, CA

From: Judith Hartigan <jehartigan43@gmail.com>
Sent: 3/26/2023 10:45:35 AM
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!

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Thank you.

Judy Hartigan
Tahoma

From: kevin murray <kevin.r.murray@gmail.com>
Sent: 3/26/2023 1:24:03 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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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.

Kevin Murray
Concern skier of Homewood for decades.

From: Dana Finegold <danafinegold@me.com>
Sent: 3/26/2023 1:44:01 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@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.

Dana Finegold

From: Matthew Hoenisch <m.g.hoenisch@gmail.com>
Sent: 3/26/2023 2:04:59 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

Don't allow "investors" to build soulless real estate on the West shore at the expense and against the wishes of the local community. Restricting access to Homewood too? Go fuck yourself. Anybody involved in these developments WILL lose money.

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.

From: Clark Taylor <clarktaylorseven@gmail.com>
Sent: 3/26/2023 2:05:38 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!

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Thank you.
Clark and Kathy Taylor
Tahoma, CA

From: Ross Relles III <rrelles@me.com>
Sent: 3/26/2023 3:36:15 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Ross Relles, III
Marcus & Millichap
Real Estate Investment Firm
Mobile: 916-743-2673

From: Will Peterson <will.f.peterson@gmail.com>
Sent: 3/26/2023 5:57:26 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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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,
Will Peterson

From: Ted Peterson <TPeterson@lajollamgt.com>
Sent: 3/26/2023 4:41:29 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Keep Homewood Public

TRPA Representatives:

I am writing to request TRPA to have JMA Ventures adhere to the 2011 Master Plan (which was approved at the requests of Art Chapman/JMA). Please require JMA to follow the process for any Master Plan changes ie. allowing for general public input/review. The 2011 Master Plan was approved as a Community Enhancement Project (CEP). The plans for Homewood Mountain Resort to be privatized/membership MUST be submitted as a formal request for which the Community can review and respond.

The project architecture is clearly stated/outlined in the 2011 Master Plan.

Require JMA to conform!

Thank You.
Ted Peterson

Sent from my iPhone

From: Anne Peterson <apeterson4@gmail.com>
Sent: 3/26/2023 8:25:08 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Keep Homewood Public

Hello
HMR's changes to the Master Plan need to be Challenged!

In 2011 the Public was told by HMR that if we did not approve the Master Plan Art Chapman would have to close the Mountain.

The Master Plan was approved. It included an Old Tahoe Chalet Design. A Base Lodge and Boutique Hotel, ice rink, amphitheater, Grocery Store, Hardware Store, Ice Cream Store, and a Base Mountain Facility-including food and beverage service, ski school, rental shop, lockers, restrooms, first aid, and offices, also a Day Lodge at Mid-Mountain. The Project was sold as a neighborhood village to be used by Homewood and West Shore Residents.

Art promised to preserve the character of Homewood. He was going to "Restore Homewood as the Community Center of the West Shore."

Instead we are getting a piece-meal Modern Design Project, with NO Community Enhancement AND he is going to Privatize the Mountain!

The Master Plan needs to be clearly defined. There seems to be an increase in the scale and build-out! How are the buildings on the ski hill being measured? From the top of the parking garage?
These are enormous, nothing like our quaint Homewood hamlet.

It is a substantial change to what the public agreed to in 2011.

Art wants to change the project that we approved in 2011.
The public would like a conversation on a new plan too!

Art promised to enhance the lifestyle and property values of the West Shore residents-
he is doing just the opposite!

Please stand up for the people that you represent.
Thank you.
Anne

From: Maurice Storch <maurice.storch@gmail.com>
Sent: 3/26/2023 10:33:20 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; ejivaldi@placer.ca.gov <ejivaldi@placer.ca.gov>
Cc: 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>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>;
Subject: Meeting - Monday March 27th with Homewood developers

Dear Placer County Employees, Elected Officials and TRPA employees,

I am writing to you today to express my concerns regarding the proposed development at Homewood. I have owned a home in Tahoe Pines for the past 13 years and have followed this redevelopment opportunity since the beginning.

I was initially onboard with the plan as proposed in 2011 which was approved by the County and TRPA. Since then, the developers have radically changed the plan and we have not had an opportunity to provide input. I do not understand how this could happen. How can an approved plan for redevelopment be changed so drastically without a new approvals and a new EIR and public commentary? The new plan is not in compliance with the 2011 Master Plan and is not in compliance with the Community Enhancement Provision which the developer relied upon for approval.

I am asking you to revoke the permit for the non-conforming construction underway at the South Lodge in Homewood and pause all new permitting until a new proposal is approved based on the developers new plan.

The developer complains that replacing lifts is expensive. I agree, it is. However, they purchased this land during the financial crisis and it has appreciated considerably. They will make plenty of money on the existing development plan and have funds to refurbish the Homewood Mountain. Don't let them cry poor and convince you otherwise... they now see additional opportunity to make even more money and want to push the residents, county officials, and elected officials aside in their desires. This cannot happen.

A full stop is the only way forward here. Please consider the wishes of your constituents and taxpayers.

Sincerely,

Maurice Storch

3910 Alpine Avenue
Homewood, CA 96141

From: Paul Gorman <duffstudios77@gmail.com>
Sent: 3/26/2023 9:51:46 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; EJlvaldi@placer.ca.gov <EJlvaldi@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>; Sophie Fox <sfox@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: Next steps for Homewood Mountain Resort (Reference PLN22-00534)

Hello, I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort. I have been following the proposed development(s) of HMR for roughly the last ten years, and have been a local homeowner since 2013.

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 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.

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.

Additionally, there doesn't seem to be any effort to embrace the local HOA West Shore community in current and/or future plans - my impression is that memberships are going to be sold to the highest bidder with no regards to proximity of locals in neighboring communities.

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, please consider the following:

- An immediate stop to the non-conforming construction underway at the South Lodge
- A complete pause on permitting
- 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 -
Paul Gorman
5610 Sacramento Ave

From: Jack Peterson <jack.c.peterson10@gmail.com>
Sent: 3/26/2023 10:01:37 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: RE: Homewood Mountain Resort Ski Area Master Plan PLN22-00534 and ESD21-00133

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 -
Jack Peterson, 5265 Sacramento Ave., Homewood Lake Tahoe.

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



Reply

Forward

From: cathy greer <cathysgreer@gmail.com>
Sent: 3/26/2023 11:14:13 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Reference PLN22-00534

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. 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 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 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)."**

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 -
Catherine Greer
homeowner
9047 Forest Drive, Tahoma, CA

cathysgreer@gmail.com

From: Heather Beckman <HBeckman@placer.ca.gov>
Sent: 3/27/2023 11:44:15 AM
To: James Lyon <jim@lyonfamily.tv>; Stacy Wydra <SWydra@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>; Crystal Jacobsen <CJacobse@placer.ca.gov>;
Subject: RE: PLN22-00534--Homewood-Meeting Minutes
Attachments: [image001.png](#), [image002.png](#), [image003.png](#)

Hi James
Thank you for your email. I will forward your email (specific to meeting minutes) to the TBDRC committee members. It is also possible to give public comment at that time as well. I will remind the committee of this during the meeting tomorrow.

Having said that, it is up to the committee to determine if the meeting minutes are an accurate reflection of the meeting and whether changes should be made.

Thanks again

Heather Beckman
County of Placer - Community Development Resource Agency
(530) 388-6484 / hbeckman@placer.ca.gov

From: James Lyon <jim@lyonfamily.tv>
Sent: Saturday, March 25, 2023 7:42 AM
To: Stacy Wydra <SWydra@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>; Crystal Jacobsen <CJacobse@placer.ca.gov>; Heather Beckman <HBeckman@placer.ca.gov>; Todd Mather (todd@tgmarchitect.com) <todd@tgmarchitect.com>
Subject: [EXTERNAL] Re: PLN22-00534--Homewood-Meeting Minutes

Hello Ms Wydra,

According to the posted agenda, the minutes are approved ahead of public comment, therefore it falls to staff or the committee members to update the minutes with corrections. I request you pass my comments to the committee members so they can consider amendments to reflect the true level of community concern over the Homewood project.

PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

TAHOE BASIN DESIGN REVIEW COMMITTEE
AGENDA
TUESDAY, February 28, 2023
4:00 P.M.

MEETING LOCATION: (WEBINAR ONLY)
PLACER COUNTY ADMINISTRATIVE CENTER
TAHOE COMMUNITY DEVELOPMENT RESOURCE AGENCY CONFERENCE ROOM
775 NORTH LAKE BOULEVARD, TAHOE CITY, CA 96145

The Tahoe Community Development Resources Agency Conference Room will not be open to the public; however, the public may observe the meeting by accessing the web link below.

Public Comment for the Tahoe Basin Design Review Committee meeting will be offered virtually through a Zoom meeting webinar; utilizing the "raise hand" function for Public Comment, or by phone.

Please click the link below to join the webinar:
<https://us06web.zoom.us/j/86453843712?pwd=RlZ0V0lRNWtBekRUQGFsMFZUG1Zz09>
Or Telephone:
US: +1 669 900 6833 or +1 346 248 7799 or (Toll Free) 877 853 5257
Webinar ID: 864 5384 3712 Passcode: 439139

Members: Todd Mather (Chair), Shannon Barter, Jonathon Chorey, Jim Williamson, Jennifer Stoll, Clare Walton, Vacant

1. Call to Order
 - A) Tahoe Basin Design Review Committee Member Introductions
 - B) Approval of Agenda
 - C) Approval of Minutes - [January 24, 2023](#)
2. Public Comment - Any member of the public may address the Tahoe Basin Design Review Committee on any matter that is NOT listed on the agenda. Comments will normally be limited to 3 minutes at the discretion of the chairperson.

Regards,

Jim Lyon

From: Stacy Wydra <SWydra@placer.ca.gov>
Date: Wednesday, March 22, 2023 at 12:10 PM
To: James Lyon <jim@lyonfamily.tv>
Cc: HomewoodPlan <homewoodplan@trpa.gov>, Crystal Jacobsen <CJacobse@placer.ca.gov>, Heather Beckman <HBeckman@placer.ca.gov>, "Todd Mather (todd@tgmarchitect.com)" <todd@tgmarchitect.com>
Subject: RE: PLN22-00534--Homewood-Meeting Minutes

Hello Mr. Lyon,

Thank you for the email. The meeting minutes from the February 28, 2023 will be considered for approval by the Tahoe Basin Design Review Committee (TBDRC) at their March 28, 2023 TBDRC meeting. You may attend the TBDRC on the 28th of March and request the Committee to amend the meeting minutes.

The link to the TBDRC meeting can be found at the following link:

Thanks!
Stacy

O: 530-581-6288 / E: swydra@placer.ca.gov / C: 530-388-6482

From: James Lyon <jim@lyonfamily.tv>
Sent: Sunday, March 19, 2023 11:44 PM
To: Stacy Wydra <SWydra@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>
Subject: [EXTERNAL] Re: PLN22-00534--Homewood-Meeting Minutes

Hello Ms. Wyndra,

In reviewing the TAHOE BASIN DESIGN REVIEW COMMITTEE MEETING MINUTES TUESDAY, February 28, 2023, I find that the minutes do not adequately capture the level of community dissent to the Homewood project as proposed.

The topic was open to public comment. Twenty-eight people spoke, both in favor and against the proposed project. There were many concerns that it does not conform to the Master Plan, and several requests that the Master Plan be redone with new environmental reviews.

The minutes properly reflect 28 speakers from the community, but only 2 were supportive of the proposal. These two gentlemen, Eric Lyon and Harry Hirsch, did not disclose their affiliation to JMA Ventures and their investor, Discovery Lands. The remaining 26 speakers were in strong opposition.

Eric Lyon - VP of Sales for Discovery Land (total non-disclosure of affiliation)
Harry Hirsch - VP and General Manager for Discovery Land (At the meeting, he said he was an employee of JMA).


Their LinkedIn Profiles are below as evidence of their affiliations.

I would request the meeting minutes be amended to reflect the level of community dissent to the project as submitted.

Please pass my comments to the committee and make part of the public record on this item.


Regards,

Jim Lyon
Snow Bird Loop,
Chamberlands, Tahoma



Eric Lyon
VP Sales at Discovery Land Company


Experience



Discovery Land Company
3 yrs 6 mos


- Vice President of Sales**
Full-time
Jul 2022 - Present · 9 mos
Lake Tahoe, California

Vice President of Sales for Homewood, Lake Tahoe. A Discovery Land Company Community.



Harry Hirsch
Vice President & General Manager at Discovery Land Company

Experience



Vice President & General Manager
Discovery Land Company
Apr 2022 - Present · 1 yr
Lake Tahoe, CA

From: James Lyon <jim@lyonfamily.tv>
Date: Tuesday, February 28, 2023 at 9:52 AM
To: <swydra@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>
Subject: PLN22-00534--Homewood-Staff-Packet

Hello Ms. Wydra,

I understand that you are the staff planner for the above noted project. I find that the posted packet is incomplete, as the plans do not include floor plans for the residential units (including floor elevations) nor are there any building height call outs on the exterior elevations. Further, there are no square footage call out tables to detail out parking and living space. I do not know how Planning Staff can review these incomplete plans. We have no idea how tall these buildings really are except for the letter from Mr. Chapman that is not tied to the plans.

First, the architectural style, mass and scale are all conflict with West Shore General Plan standards and inconsistent with the 2011 Homewood Master Plan. The community was promised "Old Tahoe" instead of this "in your face" modern glass boxes. There is minimal articulation in the facades, the mass and volume of "Mountain Modern" are out of context with the surroundings. The TRPA and Placer DRC erred when they approved the 7 homes on Lot 3 (Fawn Street) to allow "Mountain Modern" in conflict to the Master Plan and this error should not set a precedent for further development of Homewood.

If Mr. Chapman's letter is to be believed, 77' tall building are huge. In context to the current North Lodge building, they are at least twice as tall. Do not let the pretty graphics

fool you – these buildings are taller than the surrounding trees. These are monstrosities that have no business on this project site. Building should be limited to 3 stories, not 5 stories as proposed.

There is massive tree removal proposed, removing the mature trees that could potentially obscure these buildings. This will be a bare site and take 30-50 years for trees to mature.

Further, all buildings proposed for the project should be story poled so that public can understand the mass and scale. The developer will object, because they know that story poles will put on display their disregard for the community.

Lastly, during construction – with the removal of the Madden Chair, much of the mountain becomes inaccessible. Mr. Chapman and JMA continue to “cry poor” about the ski area operation to TRPA. It is JMA themselves that has mismanaged the ski operation to purposefully incur losses to use as cover to take the resort private.

I request the DRC return this project to staff and the developer for redesign with specific direction as follows:

1. Return to the “Old Tahoe Architecture” per the Master Plan
2. Reduce the mass, scale and volume of all buildings by 30%, limiting buildings to 3 floors above grade.
3. The revised proposal will be story poled for 30 days before the public hearing reviewing the revised design.

Regards,

Jim Lyon
Snowbird Loop
Tahoma

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY
TAHOE BASIN DESIGN REVIEW COMMITTEE
AGENDA
TUESDAY, February 28, 2023
4:00 P.M.

MEETING LOCATION: (WEBINAR ONLY)
PLACER COUNTY ADMINISTRATIVE CENTER
TAHOE COMMUNITY DEVELOPMENT RESOURCE AGENCY CONFERENCE ROOM
775 NORTH LAKE BOULEVARD, TAHOE CITY, CA 96145

The Tahoe Community Development Resources Agency Conference Room will not be open to the public; however, the public may observe the meeting by accessing the web link below.

Public Comment for the Tahoe Basin Design Review Committee meeting will be offered virtually through a Zoom meeting webinar; utilizing the "raise hand" function for Public Comment, or by phone.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/86453843712?pwd=RIZ0V0lRNWtBekRUOGFSMFMzUG1iZz09>

Or Telephone:

US: +1 669 900 6833 or +1 346 248 7799 or (Toll Free) 877 853 5257

Webinar ID: 864 5384 3712 **Passcode:** 439139

Members: Todd Mather (Chair), Shannon Barter, Jonathon Chorey, Jim Williamson, Jennifer Stoll, Clare Walton, Vacant

1. Call to Order
 - A) Tahoe Basin Design Review Committee Member Introductions
 - B) Approval of Agenda
 - C) Approval of Minutes - [January 24, 2023](#)
2. Public Comment - Any member of the public may address the Tahoe Basin Design Review Committee on any matter that is NOT listed on the agenda. Comments will normally be limited to 3 minutes at the discretion of the chairperson.



Eric Lyon

VP Sales at Discovery Land Company

Experience



Discovery Land Company

3 yrs 6 mos

- **Vice President of Sales**
Full-time
Jul 2022 - Present · 9 mos
Lake Tahoe, California

Vice President of Sales for Homewood, Lake Tahoe. A Discovery Land Company Community.



Harry Hirsch

Vice President & General Manager at Discovery Land Company

Experience



Vice President & General Manager

Discovery Land Company

Apr 2022 - Present · 1 yr

Lake Tahoe, CA

From: Jennifer Tretheway <jktretheway@gmail.com>
Sent: 3/27/2023 8:32:12 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@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: PLN22-00534

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort. My husband grew up in Homewood and his family has owned property on the West Shore since 1937, and we have been property owners in Rubicon for over 10 years.

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 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 request:

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
Jennifer Tretheway
8604 North Lane
Rubicon, 96142

From: Alex Rapice <alex.rapice@gmail.com>
Sent: 3/27/2023 8:07:34 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Keep homewood public

We cannot afford to push more traffic to palisades and Northstar.

This is lease from public land and should be kept for public usage.

From: Todd Rhoads <twrecks816@gmail.com>
Sent: 3/27/2023 7:57:06 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@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)."

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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 iPhone

From: Lorn Marcellini <lornmarcellini@gmail.com>
Sent: 3/27/2023 7:45:25 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@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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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.

Thanks Lorn Marcellini

From: ROSALEE SMITH <rosale@aol.com>
Sent: 3/27/2023 9:48:09 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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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.

I think that the land for the ski mountain is public land, National Forest. Anyone should have access to ski and hike the mountain!

Rosalee Smith, 2nd Homeowner for 50+ years.
Sent from my iPhone

From: Claire Barkley <clairebarkley@hotmail.com>
Sent: 3/27/2023 8:31:58 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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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.

Be good people
The magic at Homewood isn't about the billions of dollars in profits
Clearly if you knew that we wouldn't be emailing in protest

Claire

Sent from my iPhone, please excuse errors.

From: karl osicki <karlosicki@gmail.com>
Sent: 3/27/2023 4:50:07 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.

This is absolutely wrong and not inclusive to the greater Tahoe community. I grew up visiting Homewood and skiing there.

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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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.
Karl Osicki
23 Peterson Place
Walnut Creek, CA 94595

Sent from my iPhone

From: Lynn Blake <lmlake88@yahoo.com>
Sent: 3/27/2023 4:21:34 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! 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.

From: Chad Hamann <heymanu2@hotmail.com>
Sent: 3/27/2023 3:46:43 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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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.

Sent from my iPhone

From: keely owens <keelyaowens@gmail.com>
Sent: 3/27/2023 3:15:08 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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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.

Keely Owens
Valley View Equestrian
925-389-0982

From: Sean Yudice <syudice@novoconstruction.com>
Sent: 3/27/2023 2:45:55 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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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.

Sean Yudice
6140 Lark Drive
Homewood, CA

From: Linda Erger <renoergers@hotmail.com>
Sent: 3/27/2023 1:25:38 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

Good Afternoon,

I am writing to express my concerns with the proposed 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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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, there should be:

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.

Sincerely,
Linda Erger

From: Lexie Woolley <lexie.perrella@gmail.com>
Sent: 3/27/2023 12:31:17 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!

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.

From: Donna Reid <donna@adiyl.net>
Sent: 3/27/2023 12:15:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

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A complete pause on permitting; and

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Thank you.

From: Heidi Melin <heidi_melin@icloud.com>
Sent: 3/27/2023 10:36:25 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

To TRPA and Placer County - I am writing (2nd letter) 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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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: jfumes@aol.com <jfumes@aol.com>
Sent: 3/27/2023 10:07:23 AM
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!

To Whom This May Concern:

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort. My family have been owners of a home in Homewood for the past 58 years. 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 for your consideration:

John Fumia
5640 Lagoon
Homewood, CA

From: Robert Waal <rcwaal@comcast.net>
Sent: 3/27/2023 8:44:13 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
Subject: Keep Homewood Public!

To who it may concern,

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

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A complete pause on permitting; and

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Thank you.

Best regards,

Bobby, Sharon, Colleen, Steven and Michelle Waal
6215 Lark Drive, Homewood, Ca.

From: Amber Martindale <ambercmartindale@gmail.com>
Sent: 3/27/2023 8:42:28 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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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.

Thank you.

Amber Martindale

Sent from my iPhone

From: Lucy Foucek <lucyfoucek@icloud.com>
Sent: 3/27/2023 8:30:31 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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

I have been skiing at Homewood since i was three, and it has become a second home for me. The master plan promised an improved Homewood for the community, and now they are trying to make it private, which will not benefit the Tahoe community.

Homewood has and always should be an environment where locals and tourists can equally enjoy the beautiful lake and climate, but by going private it will not benefit us locals in anyway whatsoever.

Make sure to keep us locals in mind when you are making large and important decisions like these that will mostly affect us.

Please insure that Homewood stays true to the approved master plan.

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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.

Thank you.

Sent from my iPhone

From: C R Vogel <crvthree@gmail.com>
Sent: 3/27/2023 8:09:40 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Belinda Breyer
330 Crestview Ct
Meeks Bay, CA

From: jngleason@gmail.com <jngleason@gmail.com>
Sent: 3/27/2023 8:06:57 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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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 request;

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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 iPhone

From: Eric Ladenburg <eladenburg@nvidia.com>
Sent: 3/27/2023 8:04:10 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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Thank you.

Eric Ladenburg
West Shore Homeowner and Homewood Season pass holder

From: C R Vogel <crvthree@gmail.com>
Sent: 3/27/2023 8:03:53 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Charles Vogel
330 Crestview Ct
Meeks Bay, CA

From: Andi Mccausland <andigreek@yahoo.com>
Sent: 3/27/2023 1:31:09 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood

There really should be little or no reason to amend or change the master plan. Our beautiful lake is at a turning point. More homes means more pollution. What about keeping Tahoe blue?? We need to step back and think more about the environment and less about our selfish needs. Money shouldn't talk; it should walk. Walk away and leave Tahoe alone.

Sent from my iPhone

From: Austin Payne <austin_payne@yahoo.com>
Sent: 3/27/2023 3:04:57 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; EJValdi@placer.ca.gov <EJValdi@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@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

Hello, I'm writing as a homeowner in the Chamberlands Neighborhood to express my displeasure with the development currently underway at Homewood. The new modern style of construction is not consistent with the plans that have been approved by yourselves and the community. Furthermore, privatization of the resort would be a significant change in usage for Homewood that would severely restrict public access and adversely affect our community.

Please stop construction now and re-start the public engagement process so that we all have a change to comment on this project that will change our homes forever.

Thanks,
Austin Payne
380 Tanager Drive, Tahoma, CA

From: Noel McNabola <nmcnabola@earthlink.net>
Sent: 3/27/2023 9:43:18 AM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; EJValdi@placer.ca.gov <EJValdi@placer.ca.gov>; Sophie Fox <sfox@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>; supervisorogustafson@placer.ca.gov <supervisorogustafson@placer.ca.gov>; MWood@placer.ca.gov <MWood@placer.ca.gov>; Shirlee Herrington <sherring@placer.ca.gov>
Subject: Homewood Ski Area Redevelopment Plan

Hello everybody,

I am writing to let you know of my opposition to the plans to make the the Homewood ski area private and the plans to dramatically change the access to the ski area.

I am a part-time resident of the Chamberlands subdivision, adjacent to Homewood Ski Resort. The ski resort has been a public amenity to our community the entire time I have lived here and is one reason I chose my home. In addition to skiing, my family hikes and snowshoes at the ski resort, including along pathways identified by the ski resort for these uses. The ski resort is a public amenity to the entire community. This was largely acknowledged as a central goal of the master plan, the "restore Homewood as a key gathering center of Lake Tahoe's West Shore and to maintain the heritage of a ski resort that can be enjoyed equally by local residences and visitors." The proposed change flies directly in the face of this key premise, turning the Homewood Ski Resort into the equivalent of a private country club, enjoyed by very few and not by the public.

This is a major change, and I strongly oppose it.

The prior approval does not address this major change. If the applicant wishes to pursue this path, I believe they must seek a new project approval, including a new EIR/EIS in accordance with CEQA and TRPA regulations.

W. Noel McNabola
415-987-5173
493Chukar Circle,
Homewood, CA 96121

From: Rosilyn <rozgilyoung@gmail.com>
Sent: 3/27/2023 3:50:54 PM
To: MWood@placer.ca.gov <MWood@placer.ca.gov>; Shirlee Herrington <sherring@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>
Cc: gilbertvyoung@gmail.com <gilbertvyoung@gmail.com>; 'Kirk Bewley' <kirkrbewley@gmail.com>; 'Stuart Bewley' <stuart@alderspringsvineyard.com>; 'Keith Bewley' <kbewley@nexsystems.com>; 'Cheryl Bewley' <zapbewley@gmail.com>; 'Donna Motluk' <dmotluk@icloud.com>; 'Mooniek Seebregts' <moki20@comcast.net>; 'Duncan Young' <duncanwy@gmail.com>; 'Will Motluk Bewley' <will.s.m.bewley@gmail.com>; 'Erin Bewley' <eebewley@gmail.com>; 'Tyler Bewley' <tyler.bewley@gmail.com>; 'Maya-Nika Seebregts Bewley' <mnbewley@gmail.com>; 'Bryce Bewley' <brycebewley10@gmail.com>; 'Blake Bewley' <blakebewley@gmail.com>; 'Sarina Bewley' <sarina.bewley@gmail.com>;
Subject: Homewood Resort Change from 2011 Master Plan

As a Homewood homeowner, I am very concerned about the unapproved changes in the master plan for Homewood Resort. It seems that the current plan has very little resemblance to the approved plan from 2011. Why have you not insisted that the developers stick to the approved plans or else re-submit plan changes for approval? We feel blindsided by these changes and feel that the developer is trying to sneak in a completely different plan that does not reflect the agreements that were reached in the approved 2011 plan. Please insist that the developers follow the law and re-submit these changes for public review and approval before any construction or changes are begun. Thank you, Rosilyn Bewley Young

From: Anne Wagner <awagner132@gmail.com>
Sent: 3/27/2023 12:22:57 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; MWood@placer.ca.gov <MWood@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>; cgustafsen@placrr.gov <cgustafsen@placrr.gov>
Cc: Sophie Fox <sfox@placer.ca.gov>;
Subject: Homewood privatization

I have great concern that continuing to meet with JMA, etc. regarding parts of the approval is avoiding the real issue: that the project as a whole is not worthy of West Shore development.
Anne Wagner
Chamberlands, 38 years.

From: EJ H <ejholow@gmail.com>
Sent: 3/27/2023 2:02:58 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Plan

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.

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!

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 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)."**

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 -
E.J. Holowicki, 6415 Flicker Ave

From: Louie Fielding <louiefielding@gmail.com>
Sent: 3/27/2023 11:24:30 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: swydra@placer.ca.gov <swydra@placer.ca.gov>;
Subject: Homewood permits/projects must be immediately suspended

Hello,

The TRPA and Placer County must immediately suspend all permits and development projects at Homewood Mountain Resort pending a complete re-submittal and review, with public comment, on the general master plan and EIR. JMA's public comments have demonstrated their utter contempt for the process that resulted in the 2011 plan; the TRPA's and Placer County's roles as regulatory bodies; and the broader Tahoe community. Allowing "incremental" changes to result in a complete end-run around the design and intent of a project approval is an extremely dangerous precedent that will render the TRPA and county impotent, make our region ungovernable, and completely shatter any faith that the community still has in our regional agencies. Continuation of this project at this time is a likely violation of the CEQA, NEPA and TRPA charters.

The standing master plan / EIR as approved by the TRPA and county describe the project as a Community Enhancement plan that will "[maintain] the heritage of a ski resort that can be enjoyed equally by local residents and visitors," with a "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," 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's public statements, along with marketing materials from Discovery Land Company (DLC) and Mohari Hospitality (MH) demonstrate their intent for a project that achieves NONE of these elements.

At this point, even if JMA were allowed to pursue a purported intent to complete the 2011 plan, it would not be credible since they could simply raise prices to the point where the resort becomes functionally exclusive and achieves none of the community enhancement elements. While such exclusivity may decrease daily traffic to Homewood, any current public traffic to homewood will undeniably be diverted to Palisades and Northstar, further exacerbating the catastrophically overburdened Resort Triangle traffic infrastructure. While Palisades and Northstar lie outside the basin/TRPA jurisdiction, the traffic diverted there from Homewood is clearly within TRPA's sphere of responsibility and must be considered.

Tahoe is a unique gem that an exponentially increasing number of people want to visit or call home. This has put increasing strain on our local infrastructure and capacity of our recreational facilities to meet the increased demand. Taking public access away from a longstanding recreational facility such as Homewood will further exacerbate this situation, concentrating more recreation into a decreasing number of facilities for the purpose of creating an exclusive experience for the privileged few. Is the future of Tahoe to be reserved only for the few?

Placer County and TRPA must immediately suspend all permits and construction activity at Homewood until either a thorough reapplication and re-review of any plan revisions can be completed; or guarantees with significant enforcement mechanisms to ensure compliance to ALL elements of the 2011 plan can be put into place.

Sincerely,
Louie and Kristen Fielding
Tahoma, CA

From: Thomas Davis <davistv@pacbell.net>
Sent: 3/27/2023 1:50:30 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort

Ladies and Gentlemen,

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 deviations from the publicly approved 2011 Homewood Master Plan, I'm concerned about TRPA and Placer County allowing the current building program to 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 nothing but an obvious bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors [TRPA response to Homewood Mountain Resort's Master Plan Update Proposal, 2-4-23]," 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 only a few times each month (no holidays or weekends)[Homewood Mountain Resort's Master Plan Update Proposal, 11-8-22]."

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.[Official minutes from Tahoe Basin Design Review Committee meeting, Feb 28, 2023]" Thank you, TBDRC neighbors!

As next steps, I request:

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

A complete pause on permitting for all phases of the project; and a completely new proposal for Homewood Mountain Resort, including a new EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input - which has been almost completely denied to date and ignored when given.

Thank you,
Christy and Thomas Davis
Tahoma, CA

From: Tim Angst <timangst@sbcglobal.net>
Sent: 3/27/2023 2:17:51 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 Mountain Resort Privatization Concerns

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

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. Hence their plans should require additional review and community approval.

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 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).” It was positioned and proposed as a 'Community Enhancement Development', something it clearly will no longer be for the community.

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan2. 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.1” I share TRPA’s concerns and thank them for their letter.

As next steps, I suggest:

- An immediate stop to the non-conforming construction underway at the South & North 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.

There is undoubtedly a path forward for Homewood Mountain Resort that makes financial sense for the owners and investors - as well as meeting the needs of the community. Although, this optimal alternative will only be developed by open discussion between the developers and the community.

Thank you,

- Tim

Tim Angst

415-244-8252

timangst@sbcglobal.net

From: Dennis Kuzak <dekuzak@gmail.com>
Sent: 3/27/2023 7:18:11 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: dennis kuzak <dekuzak@gmail.com>;
Subject: Homewood Mountain Proposal to go private
Attachments: [smime.p7m](#)

I am a long-time vacation property owner with a cabin above Meeks Bay, and have enjoyed skiing at Homewood (HMR) for over 40 years, with family and friends. It has great lake views, a mix of easy, intermediate and expert runs and a laid-back old time feeling. It is a nice alternate to enjoy the outdoors compared to the crushing crowds, and jammed parking lots at Palisades, and Northstar.

I was encouraged to see HMR roll out their 2011 plan to modernize and improve the resort. However, I was recently discouraged to see that they want to limit public use. I do not understand their logic, nor finances, to conclude that this plan would enable them to continue to operate while complaining they have insufficient skier days. The preferred option would be to increase more public skier usage, not less. This would be a win-win for new Resort Owners and the West Shore community.

What is missing is a management plan to create more awareness of HMR via aggressively marketing the unique benefits of HMR to West and North Shore residents and visitors. Skier use is down for many reasons, one of which is having a low profile with the skiing customers. Skiing use is also down in recent years due to operating problems with the Ellis Peak chair, which caused many faithful customers to seek out other options. I stopped going to Homewood when the Ellis Chair availability was in question, and I still watch the website to see how many lifts are operating before planning on skiing Homewood.

The burden is on management to demonstrate that they can successfully operate Homewood Resort. To date, I would conclude they do not pass the test. A good role model would be the Diamond Peak ski operation in Incline village, which has a similar size mountain and ski lifts. They operate a successful and **profitable operation**. They are owned by local homeowners and operated by the Incline Village General Improvement District (IVGID). They are the only **publicly** owned ski resort in Tahoe. I suggest HMR management meet with Diamond Peak management to benefit from their experience, while co-existing with nearby Northstar and Mt. Rose. Perhaps TRPA can provide HMR with an introduction? [reference: IVGID website for Diamond Peak financials and Diamond Peak website for skiing operations and activities.]

In conclusion, HMR management has a wonderful mountain asset which is not being managed to its potential. Needs include improved lift reliability (before any planned capital improvements), greater marketing awareness and promotions, and more community involvement, not less. Therefore, I cannot support the new proposed "going private" option for the West Shore.

Very truly yours

Dennis Kuzak
410 Sunnyview Dr.
dekuzak@gmail.com

From: Sierra George <haps4fun@sbcglobal.net>
Sent: 3/27/2023 8:27:02 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Development

There is an issue near and dear to my heart. The Homewood Development Project.

We built a cabin in Meeks Bay in 1968, so have been in the area for many years. Homewood was always our go to resort. Watching it go from 2 separate ski areas to one and enjoying it through the years!

But I now 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. 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.

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. And possibly not even to locals!

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)."**

This plan to try and go ahead with development without considering the previously approved plan, or having to get a new approval is not right.

Too much time has passed with now new owners trying to get in and make changes without a complete replan.

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

So I would ask for 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.**

This seems like the right thing to do for our West Shore of Lake Tahoe. We need to control the development again!

Thank You!
Sierra George
677 Millertown Rd., Auburn, CA
331 Crestview Ct., Tahoma, CA

From: Jeff Cowen <jcowen@trpa.gov>
Sent: 3/27/2023 7:54:38 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort Development Out of Conformance with Homewood Master Plan

From: Randy Boteler <botfam4@ameritech.net>
Date: Saturday, March 25, 2023 at 8:56 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>, ejivaldi@placer.ca.gov <ejivaldi@placer.ca.gov>, supervisororgustafson@placer.ca.gov <supervisororgustafson@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>, Julie Regan <jregan@trpa.gov>
Subject: Homewood Mountain Resort Development Out of Conformance with Homewood Master Plan

Ladies and Gentlemen,

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 deviations from the publicly approved 2011 Homewood Master Plan, I'm concerned about TRPA and Placer County allowing the current building program to 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 nothing but an obvious bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors [TRPA response to Homewood Mountain Resort's Master Plan Update Proposal, 2-4-23]," 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 only a few times each month (no holidays or weekends)[Homewood Mountain Resort's Master Plan Update Proposal, 11-8-22]."

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.[Official minutes from Tahoe Basin Design Review Committee meeting, Feb 28, 2023]" Thank you, TBDRC neighbors!

As next steps, I request:

An immediate stop to the non-conforming construction underway at South Lodge on Fawn Ave;
A complete pause on permitting for all phases of the project; and a completely new proposal for Homewood Mountain Resort, including a new EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input - which has been almost completely denied to date and ignored when given.

Thank you,

Randy Boteler
Tahoma, CA

From: Jeff Cowen <jcowen@trpa.gov>
Sent: 3/27/2023 7:54:15 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Development

From: John Barnickel <john.barnickel@yahoo.com>
Date: Sunday, March 26, 2023 at 7:40 AM
To: Julie Regan <jregan@trpa.gov>
Subject: Homewood Development

I am a nearby property owner since 2007 and fully support the master plan for Homewood Mountain. In my opinion, this improvement is long overdue and will only bring additional enjoyment to the resort and add value to nearby properties.

Homewood is dated and requires a much needed face lift. The facilities are old, undesirable, and an eye sore. When I purchase an expensive lift ticket, I expect more amenities for the money spent.

In its current state. I prefer to drive further away to other ski resorts that offer more for my hard earned dollar. This is a shame since Homewood is only 5 minutes away. While some claim improvements will draw larger crowds and bring more traffic to Highway 89, I am an example of someone that actually drives longer distances on Highway 89 than I would if Homewood was improved. Make these improvements and I no longer drive as often to Palisades and Northstar - two examples of places that have been allowed to develop a village and better infrastructure - everyone benefits. More people drive passed Homewood with skis on their vehicles than stop there.

I am so tired of the anti-development stance that many take. For many, it's an "us against them" stance regardless of the issue. Please allow this plan to come together.

John Barnickel
(925) 872-3000 Mobile

From: Greg <ciyio@yahoo.com>
Sent: 3/27/2023 4:00:55 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: [BULK] Re: Homewood Resort Master Plan Update March 27, 2023
Attachments: [image001.png](#)

Am I to understand that meetings about the Homewood Plan are to be behind closed doors?

This is unacceptable.

Any master plan that affects the Homewood community should involve the community, not just a select few with a vested interest in pushing the selective agenda of a development agency.

On 3/27/2023 1:00 PM, HomewoodPlan wrote:

Thank you for your input and requesting to be updated on the Homewood Mountain Resort Master Plan. Tahoe Regional Planning Agency (TRPA) staff continues to keep the [Homewood Mountain Resort page](#) updated with news, correspondence with Homewood representatives, and comments and emails such as yours. While TRPA has not scheduled any public meetings on potential changes to the Homewood Master Plan, we will post public meeting dates on our website and send an update to you if any are planned.

TRPA planners are currently working to determine what the process, timeline, and public input opportunities will be for the proposed changes to be considered. As part of the process, TRPA will ensure community input is gathered and collaboration with partner agencies and organizations continues.

We appreciate your input and the time you have taken to reach out to us. The agency recognizes how important Homewood is to the community and to Lake Tahoe's heritage. Please continue to contact us at homewoodplan@trpa.gov and watch for emails from us with updates and possible opportunities for your input.

TRPA Staff

Paul Nielsen
pnielsen@trpa.gov
Special Projects Manager

Jeff Cowen
jcowen@trpa.gov
Public Information Officer

[trpa.gov](#)[facebook](#)[twitter](#)[instagram](#)

Jeff W Cowen (he/his)
Public Information Officer
Tahoe Regional Planning Agency
775.589.5278



[trpa.gov](#)[facebook](#)[twitter](#)[instagram](#)



**TAHOE
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PLANNING
AGENCY**

P.O. Box 5310
Stateline, NV 89449

775-588-4547

www.trpa.gov

From: Silver Hartman <silvertree12@sbcglobal.net>
Sent: 3/27/2023 2:30:16 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: [BULK] Re: Homewood Resort Master Plan Update March 27, 2023
Attachments: [image001.png](#)

Thank you Paul for the update. I believe that the current proposal to privatize Homewood significantly deviates from the project described (and approved) in the 2011 Master Plan. The letter you penned on 2/4/2023 in response to Art's November proposal highlights many of the significant changes to the 2011 Master Plan that the west shore community is concerned about.

Additionally, I would like to highlight my concern for precedent in this case. If JMA is permitted to move forward with the significant changes they are proposing, it sets precedent that other developers can say one thing and then implement something completely different. If this is allowed, then the environmental review process has no worth.

If Homewood wants to peruse this new business model, then the environmental review process needs to begin a new. JMA cannot be permitted to develop until they have either, committed to follow through with the 2011 Master Plan, or undergone the environmental review process for their new plan.

Also, I would like to request to see all correspondence to/from USDA regarding the change in public access to the USDA lands surrounding Homewood Mountain Ski Resort. There is a long history of access to public lands from this location that is now in jeopardy.

Thank you for your time and attention to this very important issue.
Silver Hartman

On Monday, March 27, 2023 at 01:00:13 PM PDT, HomewoodPlan <homewoodplan@trpa.gov> wrote:

Thank you for your input and requesting to be updated on the Homewood Mountain Resort Master Plan. Tahoe Regional Planning Agency (TRPA) staff continues to keep the [Homewood Mountain Resort page](#) updated with news, correspondence with Homewood representatives, and comments and emails such as yours. While TRPA has not scheduled any public meetings on potential changes to the Homewood Master Plan, we will post public meeting dates on our website and send an update to you if any are planned.

TRPA planners are currently working to determine what the process, timeline, and public input opportunities will be for the proposed changes to be considered. As part of the process, TRPA will ensure community input is gathered and collaboration with partner agencies and organizations continues.

We appreciate your input and the time you have taken to reach out to us. The agency recognizes how important Homewood is to the community and to Lake Tahoe's heritage. Please continue to contact us at homewoodplan@trpa.gov and watch for emails from us with updates and possible opportunities for your input.

TRPA Staff

Paul Nielsen
pnielsen@trpa.gov
Special Projects Manager

Jeff Cowen
jcowen@trpa.gov
Public Information Officer

[trpa.gov](#)/[facebook](#)|[twitter](#)|[instagram](#)

Jeff W Cowen (he/his)

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From: Chris Foucek <cfoucek@gmail.com>
Sent: 3/27/2023 2:27:28 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: [BULK] Keep Homewood Public

Hello,

Thank you for your service to our community and for keeping the best interests of our environment and community at the forefront.

I am very concerned about everything I am hearing regarding the current development plans that are so out of sync with the approved master plan.

If community access to Homewood were to be removed by the current owners and investors it would go directly against the Recreation Policy Statement cited on page 40 of the Homewood master plan approved in 2011:

*"It shall be the policy of the TRPA Governing Board in development of the Regional Plan to preserve and enhance the high quality recreational experience including preservation of high-quality undeveloped shorezone and other natural areas. In developing the Regional Plan, the staff and Governing Board shall consider provisions for additional access, where lawful and feasible, to the shorezone and high quality undeveloped areas for lowdensity recreational uses. **It shall be the policy of the TRPA Governing Board in development of the Regional Plan to establish and ensure a fair share of the total Basin capacity for outdoor recreation is available to the general public**".*

What JMA, Discovery, etc. are trying to do is in flagrant opposition to protecting a fair share of environmental capacity for recreation. Turning Homewood into a private club would greatly reduce access to recreation for nearly everyone who is currently a West Shore resident or visitor.

There has to be a path forward for Homewood that supports a sustainable business model and protects access to the public to enjoy all that Homewood has to offer. To remove access to Homewood would be a terrible precedent for the entire basin.

Thank you for adhering to the stated goals of TRPA and the original 2011 Homewood Master Plan.

Chris Foucek and Family
Full-time Tahoma Residents

From: Stephanie Foucek <swfoucek@gmail.com>
Sent: 3/27/2023 4:10:06 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: [BULK] Homewood Development

Hello,

Thank you for your careful consideration of the future of Homewood Mountain Resort. As longtime West Shore residents and pass holders at Homewood, we are very concerned about the current efforts to deviate wildly from the approved 2011 Master Plan. In 2011, the community came together to support development at Homewood. Now JMA and new investors are implementing development that is not at all in alignment with the approved plan. It is unbelievable to me that construction has begun on buildings that are so far out of scope with the approved plan. It seems only right that all plans be brought back to the table and land use and privatization be reviewed. What the new investors are trying to do goes against most of the elements of the approved master plan. If allowed, it would only exacerbate the many concerns that TRPA is trying to address in as outlined in the six Strategic Initiatives. Please do not allow this project to move forward until it is in line with the 2011 approved Master Plan.

TRPA's Ski Area Master Plan Criteria 1 reads 'Expansion of existing ski areas to meet increased demand and needs is preferable to the development of new ski areas in the Tahoe Region.' If Homewood is privatized, an entire ski area will be removed from public access creating more traffic and congestion at existing ski areas that are committed to serving the public.

The approved plan recognized the important role that Homewood plays in the West Shore community. That role was highlighted on page 31 of the master plan:

Social Opportunities The sustainability of the social environment at Homewood is part of the three tiered approach to the redevelopment of the site. *The consideration and respect for those who live and work at the resort as well as those who visit is a key element of the principles behind a socially responsible development.* The community of Homewood plays a vital role in the success of this project. By locating mixed-use buildings along State Route 89 South, the architecture of the Resort establishes a vibrant commercial and residential presence. The resort will act as the 'Village Core' for the greater community. Neighborhood serving businesses, such as a small market and hardware store will welcome locals and visitors alike.'

I believe there is room for responsible development that will benefit the entire community. Please do not allow this plan to privatize to continue.

Thank you,
Chris and Stephanie Foucek

From: C A <appelcraig@gmail.com>
Sent: 3/28/2023 8:41:25 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; supervisorsorgustafson@placer.ca.gov <supervisorsorgustafson@placer.ca.gov>
Subject: Protect Homewood

Dear Leaders,

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 without a complete re-plan that includes public comment. Please do not approve the plan.

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.

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.

I courted my wife while resort and backcountry skiing in and around Homewood. When we bring our children from the Bay Area, we only go to Homewood because of the inclusive, welcoming feeling of the area.

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."

We request the following:

- Please stop stop 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 for your attention to community concerns,

Sincerely,
Craig Appel

From: Gayle Pigatto <gayle.pigatto@gmail.com>
Sent: 3/28/2023 8:46:28 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; EJValdi@placer.ca.gov <EJValdi@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@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>
Cc: HomewoodPlan <homewoodplan@trpa.gov>; Mark Hampton <markrhampton@gmail.com>;
Subject: PLN22-00534

Placer County Planning Department:

We are writing to you today as concerned homeowners and community members of the West Shore.

When Homewood proposed their "Master Plan" back in 2008 they did so through the Community Enhancement Program (CEP). **The goal of the CEP is to seek out projects which will demonstrate revitalization opportunities for local communities in a manner and context of the needs of those communities in which they are proposed to be located.**

The community went along with the proposed plan as there were significant benefits to everyone:

- Swimming pool and ice-skating rink
- Outdoor amphitheater for summer concerts
- Ski area improvements (upgrading lifts, lodge improvements, hotel for longer stays)
- Public/private partnership on bike trail to Tahoe City
- Boat parking facilities
- Better skiing experience through cap on weekend and holiday ticket sales

These community investments were in addition to environmental investments and wildfire management work.

JMA, Mohari Hospitality and Discovery are pulling a bait and switch on the community. They made a speculative investment by purchasing the Homewood property and think they can simply renege on their end of the bargain. Taking the height and density exceptions they were awarded and leaving the community with a privatized skiing hill and no access to the promised amenities. This is not acceptable.

The West Shore community is thriving and very much alive with young families. Privatization will force these families into excessively crowded ski locations like Palisades Tahoe while also limiting community growth and investment as families disperse across the basin to find winter recreation and ski teams. These commutes hurt our community and small businesses while increasing emissions and pollution.

The community was promised significant investments and any proposed development must align with these promises. Placer County needs to ensure that the proposed development is consistent with the Master Plan approved in 2011 and isn't a bait and switch by JMA, Mohari Hospitality and Discovery.

Placer County should require a new plan for this significantly revised project, hold a public hearing and comments. This would ensure the community has an opportunity to review the proposal and provide feedback.

Thank you for your consideration.

Gayle Pigatto and Mark Hampton

670 Sierra Vista Ave, Homewood

--

Gayle Pigatto

From: Sally Mellinger <mellingersal@yahoo.com>
Sent: 3/28/2023 4:54:50 PM
To: HomewoodPlan <homewoodplan@trpa.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.

Sally Mellinger
500 Elizabeth Drive
Homewood, CA

From: SChambers <samc@na.ndk.group>
Sent: 3/28/2023 8:56:37 AM
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!

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YES.  JONES  NOW	Sam Chambers	NDK Group North America
 NDKGROUP	Ecommerce and	11253 Brockway Road, Suite
NORTH AMERICA	Customer Service	E202
	Manager	Truckee, California 96161
	Skype: schambers18	USA
	Phone: 530-214-3393	

From: Connor Baits <connorbait@gmail.com>

Sent: 3/28/2023 8:39:44 PM

To: +supervisorgustafson@placer.ca.gov <+supervisorgustafson@placer.ca.gov>; +swydra@placer.ca.gov <+swydra@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>

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--

Connor Baits
(858) 668-6842

From: Bailey Finegold <baileyafinegold@gmail.com>
Sent: 3/28/2023 8:38:15 PM
To: +supervisorgustafson@placer.ca.gov <+supervisorgustafson@placer.ca.gov>; +swydra@placer.ca.gov <+swydra@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Keep Homewood Public!

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From: Jayne <jaynetruckee@gmail.com>
Sent: 3/28/2023 12:22:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: supervisorogustafson@placer.ca.gov <supervisorogustafson@placer.ca.gov>;
Subject: Keep Homewood Public!

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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.

Jayne O'Flanagan

Sent from my iPhone

From: Ian Glover <bigdogsurfcamp@gmail.com>
Sent: 3/28/2023 11:25:07 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisororgustafson@placer.ca.gov <supervisororgustafson@placer.ca.gov>
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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.

Thanks,
Ian "Big Dog" Glover
(415)518-3805
www.bigdogsurfcamp.com

From: Robert Watts <watts.robert1@gmail.com>
Sent: 3/28/2023 9:38:03 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>
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Robert Watts
watts.robert1@gmail.com
707.980.9504

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 3/28/2023 1:20:21 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Reference PLN22-00534 - Homewood Mt. Project

From: cathy greer <cathysgreer@gmail.com>
Sent: Sunday, March 26, 2023 11:16 AM
To: Paul Nielsen <pnielsen@trpa.gov>
Subject: Reference PLN22-00534 - Homewood Mt. Project

Dear Mr. Nielsen,

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. 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!

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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 -
Catherine Greer
homeowner
9047 Forest Drive, Tahoe, CA

cathysgreer@gmail.com

From: Matt Doherty <mdoherty221@gmail.com>
Sent: 3/25/2023 3:58:50 PM
Subject: PLN22-00534 - Homewood Mountain Resort

Dear Council Members of Placer County & TRPA,

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 -

Matthew Doherty

340 Tanager Dr, Tahoma, CA 96142

From: DJ Machado <djmachado57@gmail.com>
Sent: 3/29/2023 10:26:02 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.

From: Barbara Berlogar <baberlogar@gmail.com>
Sent: 3/29/2023 9:17:33 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 iPad

From: MaryAlice Gowen <maryalicegowen@me.com>
Sent: 3/29/2023 9:09:17 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.

Maryalice Gowen
Full time Local Truckee Resident

From: Lisa Gerbac <lisagerbac@gmail.com>
Sent: 3/29/2023 8:50:15 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: Barbara Bussey <thetresuredhomesac@gmail.com>
Sent: 3/30/2023 6:13:00 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 serious concerns with the proposed direction for the Homewood Mountain Resort.

Privatizing Homewood would be a great mistake. We want a place we can take our kids and grandkids to ski, without being one of the elite members.

Traffic along 89 is already busy enough. What additional traffic jams and pollution would this create?

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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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.

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

From: David Norman <dave@norman.org>
Sent: 3/30/2023 8:10:09 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.

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Thank you.

David Norman
dave@norman.org
408-334-0207