

February 4, 2023

Mr. Art Chapman, JMA Ventures LLC  
P.O. Box 3938  
Truckee, CA 96160

RE: Homewood Mountain Resort's Master Plan Update

Dear Art:

Thank you for your letter dated November 8, 2022, regarding the Homewood Resort's Master Plan update. The Master Plan describes the long-range development strategy for Homewood Mountain Resort. TRPA supports redevelopment of the Homewood Resort and appreciates the long and challenging road that you and your team have traversed since our board's project approval. I'd like to take this opportunity to articulate concerns we have that the proposed changes may not be consistent with the Master Plan approved by the TRPA Governing Board in 2011.

Before approving any proposed project at Homewood, TRPA needs to find that the project is consistent with the approved 2011 Master Plan. To determine the consistency of the proposed changes with the Master Plan, please provide additional information addressing how the changes fit within the vision and goals of the adopted Master Plan. A comprehensive list of the Master Plan components of concern is included in the attachment. Below are a few examples that appear to conflict with the proposed changes outlined in your letter.

The following excerpts are from the Executive Summary of the Master Plan:

1. "A central goal of that plan is to restore 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."
2. "The Homewood Master Plan has been guided by 3 specific objectives based on extensive community input:
  - 1) Consistency with the scale and character of Homewood.
  - 2) Enhance the lifestyle and property values of west shore residents.
  - 3) Generation of sufficient revenues to support the proposed environmental and fire safety improvements and ensure the continued viability of the ski operations."

Also from the Master Plan:

“The following goals shaped the current master planning efforts and will continue to guide HMR as it strives to become a model for responsible land use and community planning:

- 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.

“Homewood Mountain Resort is an important winter recreation amenity to the residents, second homeowners, and visitors of the West Shore of Lake Tahoe. It has been considered the locals’ ski hill for several decades.”

The proposed changes outlined in your letter appear to shift the future vision of Homewood from a four-season resort with a neighborhood commercial village and a ski resort open to the public to a residential neighborhood with a mostly private ski hill and limited local amenities.

A final determination regarding the consistency of the proposed changes with the Master Plan will likely be made by the TRPA Governing Board. Before that is scheduled for a Governing Board meeting, I would like to give you the opportunity to respond to our concerns that the changes may not be consistent with the adopted Master Plan.

Also, please let me know of any input received by the USDA Forest Service regarding the proposed limits on public access to public lands within the ski resort.

TRPA invested substantial resources over a decade ago to work through a robust public engagement process on the Master Plan. We recognize that conditions have changed since then, and we appreciate the opportunity to review your proposed updates in light of the questions raised in this correspondence.

Thank you for your patience in this matter,

Paul Nielsen  
Special Projects Manager