

**From:** Elizabeth <eamesann@yahoo.com>  
**Sent:** 7/1/2023 10:31:10 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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To Homewood Regulators -

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- \*Public safety enhancements, eg funding for law enforcement and fire fighting;
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- \*Delivery of community elements in same phases as residential buildout;
- \*Holding future funding for community elements in bond; and
- \*A legally binding, enforceable operating plan that ensures developer promises are kept.

Thank you for the time and effort you are spending to ensure this development meets community expectations!

Sent from my iPhone

**From:** Paul Marshall <pmarshall95037@gmail.com>  
**Sent:** 7/1/2023 4:55:09 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** Keep Homewood Public

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Hi

I've been coming to the west shore since 1960 and have been a homeowner through my family since 1967. Homewood ski area is a cherished part of our community experience and it would be a terrible blow for me and people like me to lose the use of this precious resource. Please hold the developers accountable to the Master Plan which specifies that Homewood ski resort will be available to the general public.

Thank you  
Paul Marshall  
8361 Meeks Bay Avenue

**From:** christopher trevor <ctrevor3@yahoo.com>  
**Sent:** 7/2/2023 5:10:12 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
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**From:** Joy Trevor <emailjoy@yahoo.com>  
**Sent:** 7/2/2023 5:09:14 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
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Sent from my iPhone

**From:** Lauren Trevor <ldtrevor2000@yahoo.com>  
**Sent:** 7/2/2023 6:46:29 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
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**From:** Leah Branson <leahgoldsmith@gmail.com>  
**Sent:** 7/2/2023 5:55:49 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
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Best wishes,  
Leah Branson  
925-322-3400

**From:** Tim Deasy <timdeasy39@icloud.com>  
**Sent:** 7/2/2023 5:59:26 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Sent from my iPhone

**From:** Thomas Krompetz <tkrompetz@gmail.com>  
**Sent:** 7/2/2023 7:10:44 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
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Sent from Gmail Mobile



**From:** Eric Stauss <erstauss@me.com>  
**Sent:** 7/3/2023 10:26:10 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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To Supervisor Cindy Gustafson and TRPA Homewood Regulators -

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- \*TRPA's and the County's long term enforcement mechanisms to ensure continued compliance with any development agreement
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Eric Stauss

**From:** Ann Bivens <goannieb@sbcglobal.net>  
**Sent:** 7/3/2023 8:46:13 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
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Sent from my iPad

**From:** Lindsey Meyersieck <meyersieck@aol.com>  
**Sent:** 7/3/2023 8:09:13 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
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Lindsey Meyersieck

Sent from my iPad

**From:** Paul Nielsen <pnielsen@trpa.gov>  
**Sent:** 7/3/2023 9:11:56 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** FW: An HMR Proposal  
**Attachments:** [HMR JMA Proposal.pdf](#)

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**From:** Dave Powell <davpowell@gmail.com>  
**Sent:** Sunday, July 2, 2023 8:14 PM  
**To:** Paul Nielsen <pnielsen@trpa.gov>; Stacy Wydra <SWydra@placer.ca.gov>  
**Cc:** Sophie Fox <sfox@placer.ca.gov>; Ann Bryant <bearsnsquirrels@sbcglobal.net>; Arthur Chapman <achapman@jmaventuresllc.com>  
**Subject:** An HMR Proposal

Paul and Stacy,

Being a long-time HMR season passholder and former Homewood Ski Patroller, I have a strong interest for HMR to survive. I understand it has not been profitable for a lot of its existence, and in order to improve the area, adhere to environmental needs, and become financially viable, it is necessary to improve the business model. I also believe it is not constructive to focus on whether it's a public or a private business. Public businesses with a mixture of ways for their customers to participate are common today. I also believe that the General Plan must be adhered to, or revised if necessary to achieve a viable business model. However, in my view, no change in the approved Master Plan would be required if the concepts outlined below are accepted.

I hope that some facts and analysis will help speed the dialog between the HMR owners and TRPA/Placer County. The HMR Master Plan states (pg 20) that the mountain capacity as planned will be ~9800 persons/hr. Assuming an average 15 minutes per round trip, that implies the mountain capacity for minimal lift lines will be ~2400 skiers. (Also, the capacity estimate of 2500-3000 has been stated verbally to me by Art Chapman.) The Master Plan also states (pg 8) that there will be 181 residential units on HMR property and 135 units for tourists for a total of 316 units. Assuming an average of 4 persons per unit, and an unlikely 100% of them skiing on the hill in one day, that would be 1264 skiers. I understand that the 181 HMR residential owners will be required to become "Members" of the Homewood Mountain and Lake Club. Or, it might be more acceptable to say that these owners would be required to purchase a "Season Ski Pass License", which is now basically the same situation for Season Ticket holders at most NFL stadiums, the SF Giants, and the SF Warriors in order to get choice seats in a public venue. Based on the capacity of the ski area, that still leaves room for 1136 non-HMR residential owners to access the ski area. However, season pass holders mostly do Not ski every day, or even every weekend. If 1200 Season passes were issued, perhaps with a requirement to purchase a "License", I believe a reasonable estimate of those season pass holders that would be skiing on weekends would average less than 600. That would still leave room for selling 536 3-Day passes for others on weekends and more on weekdays. Note that the estimate for the allowable number of non-HMR resident season ski passes is substantially higher than the 270 currently proposed by JMA in their "Mountain Access Outline" (attached) that was sent to a few people in the community.

It would also make sense for the cost of the Season Pass Licenses to vary based on the purchaser's proximity to HMR and need for a parking pass or whether they are a long-standing season pass holder. The license cost could also be considerably higher if they were transferable to others, and whether it's to a member of their family, etc. Or, they could be a lot lower if they are only for weekdays, or varying combinations of access limitations.

In short, I firmly believe that a viable business plan can be established that will clearly be a public enterprise. But we need to start the dialog on the details that will work for all!

It would also be welcome news if HMR announced publicly that it will be open for business next year!!

Regards,

Dave Powell,  
Longtime Homewood Skier and Past Homewood HOA President

**This is an advance copy of HMR's current proposal that was sent out by Art Chapman for distribution to the community.**



## **West Shore Community – Mountain Access Outline**

- The following outlines the community mountain access plan to be implemented in the 2025/26 ski season following a 3-year initial transition period starting with the 2022/23 season and ending with the 2024/25 ski season.
- During this transition period, mountain access will generally follow the existing operations model.
- All access elements are subject to reasonable rules, requirements, and capacity from the mountain management and subject to seasonal, weather, agency, and construction limitations.

Upon full transition to Homewood's updated ski operations model, Homewood will continue to remain open to customers not purchasing real estate and offer ski access opportunities for over 1,000 West Shore and Tahoe customers through an updated set of ski access products. At peak usage, these ski access products combined with the expected resident owner usage would compare very closely to Homewood's historical daily visitation, taking into account mountain, parking, and other capacity constraints, to provide recreational access consistent with the approved Homewood Master Plan.

<b>Community Season Passes</b>	<p>Offer to West Shore residents season passes as follows:</p> <ul style="list-style-type: none"><li>▪ Available to 270 passholders, with 60% reserved for families arriving in one vehicle (2 adults and any number of children below 15)</li><li>▪ Offered to primary and secondary residents of West Shore.</li><li>▪ Priority to long-standing active season pass holders.</li><li>▪ Passes are not transferable.</li></ul>
<b>Community 3-pack Passes</b>	<p>Offer West Shore residents or their guests (including short-term rental guests) 3-pack passes based on advanced online purchase.</p> <ul style="list-style-type: none"><li>▪ No less than 30 tickets per day sold as 3-pack passes.</li><li>▪ Based on a first-come first-served basis.</li><li>▪ Passes are for contiguous 3-days to accommodate secondary homeowners / registered short term rental operators.</li></ul>

<b>Non-Residential Club Membership Passes</b>	Family Club memberships will be available to purchase for families not purchasing real estate. These memberships will be multi-generational and provide access to primary members as well as their families. These Family Club membership passes will provide additional access for up to approximately 800+ West Shore and Tahoe residents along with other members of the public.
<b>ADDITIONAL COMMUNITY ACCESS:</b>	
<b>Summer Trail Access</b>	During summer months, provide hiking access to community trails; offer guided community hikes subject to scheduling.
<b>Summer Gondola Scenic Rides</b>	Offer summer gondola scenic rides to the West Shore residents on a reservation basis.
<b>Foundation Event Days</b>	Introduce 3x per year community philanthropic events, where all proceeds from the event fees (including from Club members) would aim to raise substantial funds for the community. It would also include charitable donations from the Club.
<b>Ski Shuttle</b>	Dedicated ski shuttle(s) for West Shore residents and their guests.
<b>Children's Ski Teams</b>	Continue to offer Children's Ski Teams access for West Shore residents.
<b>Volunteer Ski Patrol Access</b>	Continue to provide each active volunteer ski patrol member with a bank of days that they can use anytime for them or their immediate family, subject to certain limitations.
<b>Employee Ski Access</b>	Current resort employees in good standing can ski / ride on a select number of their off days and non-peak days.

## Community – Base Area and Mid-Mountain Amenities Outline

- The following outlines the community base area and mid-mountain amenities, consistent with the approved Homewood Master Plan.
- All access elements are subject to reasonable rules, requirements, and capacity from the Club management and subject to seasonal, weather, agency, and construction limitations.

<b>Lot 4 Community Gathering Spot</b>	In addition to parking to access the amenities listed below, Lot 4 will serve as the central gathering spot for the community.
<b>General Store</b>	Cornerstone will be a general store including grocery store focusing both on daily basics as well as specialty and local items, deli, wine/liquor, and hardware section with seasonal outdoor equipment. It will be planned to specifically avoid competing with other markets within the West Shore community.
<b>Ice Cream and Coffee Shop</b>	The general store will include ice cream, coffee, pastries, and shake shop.
<b>Gondola Food &amp; Beverage Outlet &amp; Bar</b>	On the lower level of the gondola building at the North Base, a food and beverage outlet and bar – an ideal après ski spot – that will be open to those who have ski access for the day, including community season pass and daily ticket holders.
<b>Mid-Mountain Amenity</b>	A mid-mountain amenity at the upper gondola terminal will be available to those who have ski access for the day, including community season pass and ticket holders.
<b>Amphitheater &amp; Outdoor Event Lawn</b>	Outdoor amphitheater for use during concerts on Community Event days. Located on lower slopes between Lot 5 and 6.
<b>Ice Rink</b>	Seasonal pop-up ice rink open to the community.
<b>Skier Services</b>	During the winter, Lot 4 will serve as a ticket / guest services space, gathering spot for children’s ski team and other skier services.
<b>Food Trucks</b>	On designated days, allow food trucks to operate for the community on Lot 4.
<b>Farmers’ Markets / Arts &amp; Crafts Fairs</b>	Lot 4 will also incorporate outdoor community space for farmers’ markets, craft fairs, art exhibits, etc.
<b>E-Bike Charging</b>	To support clean transportation and tie into the Lake Tahoe bike path, Lot 4 will also include bike racks, repair station and charging station for e-bikes.

**Note:** The project will include sufficient parking and transportation management measures to accommodate the proposed community ski access, consistent with the original Homewood Master Plan.

**From:** Shira Steinbeck - Home <shirasteinbeck@gmail.com>  
**Sent:** 7/3/2023 9:45:10 AM  
**To:** Jeff Cowen <jcowen@trpa.gov>; HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** RE: Homewood Master Plan Update 06.22.2023  
**Attachments:** [image001.png](#)

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Hello,

Thank you for working to address community concerns. As you are aware, many residences in TAHOMA and the West Shore are not part of any HOA's. Besides the fact of the clear need to KEEP HOMEWOOD PUBLIC, how are TRPA, Placer and Discovery working toward the inclusion of non-HOA residences in this plan? I have reviewed the published info so far and have not heard any specifics.

It is imperative that ALL West Shore residents are afforded the same rights and public access to Homewood Mountain Resort and amenities. Equal rights and public access for ALL West Shore residents to Homewood is crucial. I appreciate the transparency and commitment to fostering a collaborative process that includes everyone in the community.

Thank you for your time and enjoy the Tahoe sunshine.

Shira Steinbeck  
510.290.9121  
[shirasteinbeck@gmail.com](mailto:shirasteinbeck@gmail.com)

---

**From:** Jeff Cowen <jcowen@trpa.gov>  
**Sent:** Friday, June 23, 2023 10:03 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** Homewood Master Plan Update 06.22.2023

Thank you for your input and requesting to be updated on the Homewood Mountain Resort Master Plan. Resort representatives have provided the Tahoe Regional Planning Agency (TRPA) an update on their concept for implementation of the Master Plan.

[Homewood Update to TRPA June 22, 2023](#)

At this time, Homewood has not submitted any applications to TRPA. The agency is keeping the [Homewood Mountain Resort page](#) updated with news and correspondence, including all public comments and emails received.

We appreciate the time you have taken to reach out to us. Your comments and questions are helping TRPA know what the community's concerns are.

If an application is received, TRPA planners will be better able to determine what the process, timeline, and public input opportunities will be for changes in resort operations to be considered. Please continue to contact us at [homewoodplan@trpa.gov](mailto:homewoodplan@trpa.gov) and watch for emails with updates and possible opportunities for additional input.

**TRPA Staff**  
Paul Nielsen  
[pnielsen@trpa.gov](mailto:pnielsen@trpa.gov)  
Special Projects Manager

Jeff W Cowen  
[jcowen@trpa.gov](mailto:jcowen@trpa.gov)  
Public Information Officer



[trpa.gov](http://trpa.gov)/[facebook](#)/[twitter](#)/[instagram](#)

Jeff W Cowen (he/his)  
Public Information Officer  
Tahoe Regional Planning Agency  
775.589.5278



[trpa.gov](http://trpa.gov)/[facebook](#)/[twitter](#)/[instagram](#)



**From:** Walter Stauss <walter@westa.com>  
**Sent:** 7/3/2023 6:51:30 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>; Cindy.Gustafson <cindygustafson@placer.ca.gov>  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

---

To Homewood Regulators -

I have learned that TRPA paused permitting on Homewood redevelopment, and are requiring developers to submit an updated proposal for the entire project. Thank you! I appreciate TRPA's increased scrutiny on this precedent-setting development.

I also expect TRPA to require that JMA, Discovery, and Mohari make their new proposal public, solicit extensive community feedback and, in good faith, incorporate community wishes.

JMA has been less than candid about the details underlying their intentions. This must change. Once their new proposal is made public, I will look for deviations from the approved Master Plan. Specifically, I expect the proposal to contain detailed descriptions in the following areas:

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What aspects of the proposal will the general public have access to? Is public access restricted to any feature by time? By location? By time of year? By operating/business model?

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I will also look for details on non-negotiable proposal elements such as:

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- \*Delivery of community elements in same phases as residential buildout;
- \*Holding future funding for community elements in bond; and
- \*A legally binding, enforceable operating plan that ensures developer promises are kept.

Thank you for the time and effort you are spending to ensure this development meets community expectations!

Thank you  
Walter Stauss

**From:** Haley Dohrman <haley.dohrman@gmail.com>  
**Sent:** 7/4/2023 7:02:39 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Haley Dohrman  
Sent from my iPhone

**From:** marian.l.jelinek@gmail.com <marian.l.jelinek@gmail.com>  
**Sent:** 7/5/2023 8:04:11 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Thank you for the time and effort you are spending to ensure this development meets community expectations!

Marian Jelinek  
6460 Emerald Circle Tahoma

Sent from my iPhone

**From:** Nancy Martin <nmartin54@yahoo.com>  
**Sent:** 7/5/2023 6:12:29 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Thank you for the time and effort you are spending to ensure this development meets community expectations!

Nancy and Mike Martin  
4260 Walnut Ave  
Homewood, CA 96141

Sent from my iPhone

**From:** Amy Rondoni <amyrondoni25@gmail.com>  
**Sent:** 7/6/2023 6:50:33 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Thank you for the time and effort you are spending to ensure this development meets community expectations!

**From:** Cathy Bean <cathybean1@gmail.com>  
**Sent:** 7/6/2023 3:43:09 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

---

To Homewood Regulators -

I have been a full time resident of Homewood for the past 8 years and a part time resident since 1972. I have learned that TRPA paused permitting on Homewood redevelopment, and are requiring developers to submit an updated proposal for the entire project. Thank you! I appreciate TRPA's increased scrutiny on this precedent-setting development.

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Thank you for the time and effort you are spending to ensure this development meets community expectations!

Cathy Bean  
5285 Sacramento Ave  
Homewood  
530.416.2375

Sent from my iPhone

**From:** donbean47@gmail.com <donbean47@gmail.com>  
**Sent:** 7/6/2023 3:49:11 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Thank you for the time and effort you are spending to ensure this development meets community expectations!

Don Bean  
5285 Sacramento Ave  
Homewood  
916.834.6652

Sent from my iPhone

**From:** Jenny Orbell <jennyorbell1@gmail.com>  
**Sent:** 7/6/2023 1:08:09 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** [BULK] Homewood - What's the Plan? Where is the Public? What's the Price?

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**From:** Jenny Orbell <jennyorbell1@gmail.com>  
**Sent:** 7/6/2023 1:08:09 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Thank you for the time and effort you are spending to ensure this development meets community expectations!

**From:** Carey Condly <carey@chcteam.com>  
**Sent:** 7/7/2023 10:47:11 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?  
**Attachments:** [image001.png](#), [image002.png](#), [image003.png](#)

---

To Homewood Regulators -

I have learned that TRPA paused permitting on Homewood redevelopment, and are requiring developers to submit an updated proposal for the entire project. Thank you! I appreciate TRPA's increased scrutiny on this precedent-setting development. My family owns a home and adjacent lot on Meadow Road in Homewood.

I also expect TRPA to require that JMA, Discovery, and Mohari make their new proposal public, solicit extensive community feedback and, in good faith, incorporate community wishes.

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Carey Hagglund Condly

**CAREY  
HAGGLUND  
CONDY**  
TEAM

LUXURY MARIN HOMES  
23 Ross Common, Suite 3 Ross CA 94957

P.O. Box 475 Ross, CA 94957

d. 415.461.8609 | c. 415.302.2986 | e. [Carey@chcteam.com](mailto:Carey@chcteam.com)

\*Please note new email address\*

DRE#01323032 | [www.chcteam.com](http://www.chcteam.com)

CØMPASS DRE#01527235

\*I have not and will not verify or investigate the information supplied by Third Parties

**WIRE FRAUD WARNING:** "If you receive an email / text providing wire instructions or requesting personal financial information that appears to come from me or any Compass representative, do not respond, send or wire any funds. Instead, call me immediately. Be advised such instructions may be fraudulent. To ensure authenticity contact the escrow/title company to verify the authenticity of the wire instructions. Do not call the number provided with the wire instructions. There have been instances of wire fraud in connection with real estate transactions, observe this protocol to protect yourself."

**From:** Claire Condy <clairecondy@me.com>  
**Sent:** 7/7/2023 11:37:56 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
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Sent from my iPhone

**From:** DJ Machado <djmachado57@gmail.com>  
**Sent:** 7/7/2023 6:17:57 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Thank you for the time and effort you are spending to ensure this development meets community expectations!

**From:** Dylan Hagglund <dylanhagg13@gmail.com>  
**Sent:** 7/7/2023 7:27:44 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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To Homewood Regulators -

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Sent from my iPhone

**From:** gracie Pazerekas <gapazerekas@gmail.com>  
**Sent:** 7/7/2023 8:09:48 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Sent from my iPhone

**From:** Lea Hagglund <leahagglund@gmail.com>  
**Sent:** 7/7/2023 10:21:34 AM  
**To:** Cindy.Gustafson <cindygustafson@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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KEEP PRIVATE PLEASE!

Thank you for the time and effort you are spending to ensure this development meets community expectations!

--

**Lea Hagglund**

O: (415) 462-8109

C: (925) 998-0272

**From:** Lauren Helwig <lmh4@sbcglobal.net>  
**Sent:** 7/7/2023 8:11:22 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Sent from my iPhone



**From:** Megan Mello <meganmello425@icloud.com>  
**Sent:** 7/7/2023 12:37:01 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Sent from my iPhone

**From:** Ryan Hagglund <ryanmhagglund@gmail.com>  
**Sent:** 7/7/2023 11:55:25 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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**From:** Steve Balsiger <stevebalsiger@gmail.com>  
**Sent:** 7/7/2023 12:40:43 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy Gustafson <cindygustafson@placer.ca.gov>; bos@placer.ca.gov <bos@placer.ca.gov>; Hayley Williamson <hayley.a.williamson@gmail.com>; Shelly Aldean <shellyaldean@gmail.com>; Francisco Aguilar <cisco@sos.nv.gov>; Ashley Conrad-Saydah <ashleyc@alumni.princeton.edu>; jdiss.trpa@gmail.com <jdiss.trpa@gmail.com>; Belinda Faustinos <belindaFaustinos@gmail.com>; John Friedrich <jfriedrich@cityofslt.us>; Meghan.hays9@gmail.com <Meghan.hays9@gmail.com>; Alexis Hill <AHill@washoecounty.us>; Vince Hoenigman <vhoenigman@yahoo.com>; James Settlemeyer <JSettlemeyer@dcnr.nv.gov>; Brooke Laine <BOSFive@edcgov.us>; Wesley Rice <wrice@douglasnv.us>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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I have learned that TRPA paused permitting on Homewood redevelopment, and are requiring developers to submit an updated proposal for the entire project. Thank you! I appreciate TRPA's increased scrutiny on this precedent-setting development. Am I open to some changes and modifications, sure, maybe, but in general the 2011 plan sure be a starting point. THANK YOU!

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**From:** Gerald Landers <glanders@sbcglobal.net>  
**Sent:** 7/8/2023 10:42:33 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Gerald & Kathleen Landers  
Tahoma, Ca

Sent from my iPhone

**From:** Meg Hagglund <meghagg@me.com>  
**Sent:** 7/8/2023 9:50:23 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Meagan Hagglund  
meghagg@me.com  
925-381-6613

**From:** Lisa Paradis <lisabekhour@yahoo.com>  
**Sent:** 7/9/2023 9:43:59 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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**From:** Rachel Hitchcock <rockhitchcock@yahoo.com>  
**Sent:** 7/9/2023 9:30:31 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Rachel Hitchcock  
Sent from my iPhone

**From:** Adam Branson <albranson@gmail.com>  
**Sent:** 7/10/2023 9:18:02 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Sent from my iPhone



**From:** Jill Turner <jiturner73@yahoo.com>  
**Sent:** 7/10/2023 8:51:55 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Sent from my iPhone

**From:** Mike Gardner <jmgardner@gmail.com>  
**Sent:** 7/10/2023 9:48:59 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>; Cindy.Gustafson <cindygustafson@placer.ca.gov>  
**Subject:** Homewood - This is a terrible change of the original master plan!!

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To All Homewood Regulators & Government Agencies -

I am writing today to express my grave concerns regarding the JMA, Discovery and Mohari project plan for Homewood Mountain Resort. As a family home owner in Homewood (Tahoe Pines) dating back to 1956 the proposed changes to the master plan originally approved are completely unacceptable to me and the community. Changing from a much needed upgrade to enhance our beautiful West Shore into an ultra exclusive private resort with a reported 180 luxury homes for only a few out of town elite families is not in-line with the fabric of the West Shore. I understand the county's desire for property tax revenue but the proposed change would alienate current lovers/users of the mountain. Much of what JMA has stated publicly regarding the inability of day skiers to reach the mountain is completely fabricated and untrue. JMA has purposely run the resort into disrepair and has not made the upgrades originally promised all while raising prices to the same level of other local resorts which offer far better lift networks, facilities and parking. Would you spend \$279 on a day ticket when you can get 3 runs an hour or have to wait on a broken lift? Would you spend over \$1000 on a season pass? This is a very apparent self-inflicted nose dive tactic that many businesses use to exploit government agencies into allowing the business to get what the business ultimately wants, don't be fooled! I would love to get another season pass at Homewood but JMA has made that a ridiculous financial decision, I want my home mountain back so I can drive the 1 mile to ski!

Now, at a minimum, the material change in use from the original master plan that was approved must require/trigger an EIS in order to study the new use plan and its impacts on our area and the lake. The request from the developers must be completely halted until an EIS can be performed and the EIR sent to the community and regulatory authorities for thorough review and public comment. I am pleased to hear that TRPA has paused permitting on the Homewood redevelopment, and are requiring developers to submit an updated proposal for the entire project. Thank you for that, it is a good first step! I also want to send my appreciation for TRPA's on-going scrutiny on this precedent-setting development and the fervent protection of our area.

I also expect TRPA to require that JMA, Discovery, and Mohari make their new proposal public, solicit extensive community feedback and, in good faith, incorporate community wishes PRIOR to moving forward with any required EIS or permitting process.

JMA has been less than candid about the details underlying their intentions. This must change. Once their new proposal is made public, I will look for deviations from the approved Master Plan. Specifically, I expect the proposal to contain detailed descriptions in the following areas:

What is the Plan?

What is the side-by-side comparison between the new proposal and the Master Plan? What exactly will be built in every area of the resort? How tall/wide will buildings be? What will the buildings look like? How will they affect views of ridgelines and the lake? What is the purpose of each feature of the built environment?

Where is the Public?

What aspects of the proposal will the general public have access to? Is public access restricted to any feature by time? By location? By time of year? By operating/business model?

What is the Price?

What will the general public pay for access to any feature? How might that change over time?

I will also look for details on non-negotiable proposal elements such as:

- \*Public safety enhancements, eg funding for law enforcement and fire fighting;
- \*Environmental impact mitigations;
- \*Vehicle traffic mitigations;
- \*Plan for land use + infrastructure removal should the ski area close permanently;
- \*Delivery of community elements in same phases as residential buildout;
- \*Holding future funding for community elements in bond; and
- \*A legally binding, enforceable operating plan that ensures developer promises are kept.

**Thank you for the time and effort you are spending to ensure this development meets community expectations!**

**Mike Gardner  
4295 Interlaken Road  
Homewood, CA 96141  
530-414-3838**

**From:** Kymberly Sinclair <kymberlysinclair@icloud.com>  
**Sent:** 7/10/2023 1:17:41 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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**From:** Joe Selewicz <joejsel@gmail.com>  
**Sent:** 7/12/2023 4:03:43 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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To Homewood Regulators -

I know you have already received a massive amount of correspondence from residents of the west shore and I don't believe there is much I can add to what has already been submitted regarding the Homewood ski resort and continued public access to the mountain.

Now that Discovery Properties has apparently taken the lead on the project, I did a bit of web surfing to learn more about Discovery and was taken aback that they are naming this project as the Homewood Mountain **& LAKE** club. While I've feared the lack of access to the ski resort, it hadn't occurred to me that Discovery also appears to have their sights set on the lake, as well. I suspect they may attempt to privatize lake beachfront or limit access to their members in areas that are currently public. I don't understand local laws and beach access rules in detail, but I just want to ensure we collectively don't lose sight of the need to protect existing lake access as well as access to the mountain.

Thank you,

Joe Selewicz (from Tahoma)

**From:** Kris Dyszynski <krisdyszynski@gmail.com>  
**Sent:** 7/13/2023 4:56:36 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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**From:** Shannon Griffin <shan.griffin8@gmail.com>  
**Sent:** 7/13/2023 12:22:28 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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**From:** Charlotte Condly <charlottehcondy@gmail.com>  
**Sent:** 7/19/2023 4:05:01 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
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Charlotte Condly

**From:** Jay Hagglund <jay.hagglund@icloud.com>  
**Sent:** 7/20/2023 2:35:39 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Cc:** Cindy.Gustafson <cindygustafson@placer.ca.gov>;  
**Subject:** Homewood - What's the Plan? Where is the Public? What's the Price?

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Thank you for the time and effort you are spending to ensure this development meets community expectations!

Please keep us informed. We are very disappointed in this Bait & Switch by JMA.

Regards

Jay Hagglund

Sent from my iPad



**From:** Constance Spencer <conspencer31@gmail.com>  
**Sent:** 7/24/2023 6:01:11 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>; Steve Buelna <sbuelna@placer.ca.gov>  
**Cc:** Constance Spencer <conspencer31@gmail.com>;  
**Subject:** [BULK] HOMEWOOD DEVELOPMENT PLAN

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I object to the development of the Homewood ski resort and mountain as proposed with condos, cgalers, etc. and making it non-public. Tourist traffic has become awful and will increase.. Homeowners will lose home values. Garbage and trash will increase as became evident the 4th of July weekend 2023. . Crimewill increase and there is not enough police and emergency personnel on the West shore. Parking is not well planned for. Private beaches will be overrun unless security is developed. Please make plans to address these issues.

If Homewood Ski Resort is not sustainable,why not make it a nonprofit!. As a 46-year home owner, I am devasrated by your plans.

**From:** Craig Cassidy <ccassidy092@gmail.com>  
**Sent:** 7/25/2023 2:47:41 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** Status Updates

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Hi,

I am a resident in the local community with a home near the back entrance to Homewood. I want regular updates on this project, and the opportunity to provide public comment.

It sounds like we are getting railroaded here.

Thank you,

Craig