

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 4/18/2024 9:51:58 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort - Master Plan Updates

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

From: Marja Ambler
Sent: Wednesday, April 17, 2024 8:22 PM
To: Paul Nielsen
Subject: FW: Homewood Mountain Resort - Master Plan Updates

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

From: Sophie Fox
Sent: Monday, April 1, 2024 12:00 PM
To: Marja Ambler
Subject: FW: Homewood Mountain Resort - Master Plan Updates

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

From: Cirra Mason
Sent: Saturday, March 30, 2024 4:05 PM
To: Cindy Gustafson
Cc: jregan@trpa.gov
Subject: Homewood Mountain Resort - Master Plan Updates

I am writing to thank TRPA and Placer County for requiring a comprehensive Master Plan update from Discovery describing their intentions for Homewood Mountain Resort.

As part of that plan, I'd like to know if TRPA and Placer County intend to require that JMA address the decaying Tahoe Inn that they purchased in order to transfer Tourist Accommodation Units to the Homewood project?

Why have they been allowed to move forward on any part of the project without meeting their commitment to demolish the building and return the land to open space?

Wasn't this a condition of TRPA's approval of the original Master Plan?

Will it be required to be included in the new Master Plan?

Will TRPA and Placer County require this to be a condition that needs to be satisfied before any additional permits can be obtained?

What happens with the Tourist Accommodation Units if they continue to move forward with privatization of the resort without the original hotel portion?

Will they be required to surrender those units so they can be used for a different project?

In addition, I call on TRPA and Placer County to deny any future permit application that lacks enforceable commitments to public access. Specifically:

*Public access: anyone may recreate at Homewood year-round.

*Persons-At-One-Time: 80% of Homewood's operating capacity to be dedicated to the public.

*Pricing: public access for skiing, snowboarding, hiking, biking, and picnicking, including for day visitors, to be priced comparably with Tahoe Basin ski area rates.

*Perpetuity: execute the recreational land use deed restriction on the ski hill (PAS 157) required by the Master Plan and EIR/EIS.

I further request that TRPA and Placer County enforce consistency with the Master Plan in any future permit. Specifically:

*Architecture to evoke the "Old Tahoe" look of West Shore structures such as Vikingsholm and the Hellman-Ehrman Mansion.

*Community benefits to be included in every phase of building, supported by a bonded fund covering 110% of construction cost.

*Ski area facilities, including for day skiers, to be upgraded as promised.

Thank you,

Cirra Mason
Tahoma

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 4/18/2024 9:52:49 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort - Master Plan Updates

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

From: Cathy Bean
Sent: Saturday, March 30, 2024 11:05 AM
To: Cindy Gustafson
Cc: jregan@trpa.gov
Subject: Homewood Mountain Resort - Master Plan Updates

I am writing to thank TRPA and Placer County for requiring a comprehensive Master Plan update from Discovery describing their intentions for Homewood Mountain Resort.

The developers' current "Draft Public Access Plan" lacks quantifiable or enforceable commitments to public access. Instead, it contains unconvincing generalities like "season ski passes will be available for purchase by the public" and "we plan to continue to provide guest skier services at the North Base."

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Thank you.

Sent from my iPhone

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 4/18/2024 9:52:21 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort - Master Plan Updates

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

From: Marja Ambler
Sent: Wednesday, April 17, 2024 8:21 PM
To: Paul Nielsen
Subject: FW: Homewood Mountain Resort - Master Plan Updates

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

From: Sophie Fox
Sent: Monday, April 1, 2024 12:01 PM
To: Marja Ambler
Subject: FW: Homewood Mountain Resort - Master Plan Updates

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

From: Vaughan Meyer
Sent: Saturday, March 30, 2024 11:03 AM
To: Cindy Gustafson
Cc: jregan@trpa.gov
Subject: Homewood Mountain Resort - Master Plan Updates

I have been coming to Homewood for about 55 years, with my parents as a renter, and eventually as a homeowner myself. We have been skiing at Homewood and enjoying the local community for decades. The current "battle" with Discovery is more than disturbing. We rely on our local electeds and local agencies to protect the interests of all of us in the community.

I am writing to thank TRPA and Placer County for requiring a comprehensive Master Plan update from Discovery describing their intentions for Homewood Mountain Resort.

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Thank you.
Vaughan Meyer

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 4/18/2024 9:53:08 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort - Master Plan Updates

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

From: Marja Ambler
Sent: Wednesday, April 17, 2024 8:21 PM
To: Paul Nielsen
Subject: FW: Homewood Mountain Resort - Master Plan Updates

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

From: Sophie Fox
Sent: Monday, April 1, 2024 12:05 PM
To: Marja Ambler
Subject: FW: Homewood Mountain Resort - Master Plan Updates

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

From: Joshua Elkins
Sent: Thursday, March 21, 2024 1:46 PM
To: Cindy Gustafson
Cc: jregan@trpa.gov
Subject: Homewood Mountain Resort - Master Plan Updates

I am writing to thank TRPA and Placer County for requiring a comprehensive Master Plan update from Discovery describing their intentions for Homewood Mountain Resort.

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Sent from my iPhone

From:
Sent: 4/18/2024 1:39:13 PM
To: Paul Nielsen <pnelsen@trpa.gov>
Subject: RE: Homewood

From: Allen Smith <Allen@moharihospitality.com>
Sent: Wednesday, April 17, 2024 10:48 AM
To: Julie Regan <jregan@trpa.gov>
Cc: Todd Chapman <tchapman@jmaventuresllc.com>; Ed Divita <edivita@discoverylandco.com>; pnelsen@trpa.gov
Subject: Homewood

Dear Julie:

As you may be aware, I recently was invited to speak at a real estate investment conference and made some comments about Homewood Mountain Resort that, in my effort to be brief for the audience, misstated our plans for community access. Our partners at JMA and Discovery Land have been leading the project's efforts with both community and agency stakeholders and the commitments they have made with respect to public access are commitments that we at Mohari as well as JMA and Discovery stand behind.

I know your team has been working very diligently with the project team to confirm the current elements of the proposed plan are in substantial conformance with the plan approved in 2011 and I am sorry if my imprecise language has created any challenges for your team. We remain committed to delivering a project that benefits all stakeholders by maintaining public access, respecting community character and being a leader in environmental stewardship.

Thank you.

Allen

J. Allen Smith
Managing Partner
Mohari Hospitality

From: dcopenhagen@comcast.net <dcopenhagen@comcast.net>
Sent: 3/26/2024 4:50:43 PM
To: Paul Nielsen <pnielsen@trpa.gov>; Julie Regan <jregan@trpa.gov>; Public Comment <PublicComment@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; 'Kathy Astromoff' <kathy.astromoff@gmail.com>; Ted Peterson <TPeterson@lajollamgt.com>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Objection: SUBD2022-0574; Parcel 097-140-003; aka Homewood Master Plan Lot 3
Attachments: [image001.png](#), [Objection to TRPA re Lot3 application for subdivision_3.26.24.pdf](#)



March 26, 2024

To: publiccomment@trpa.org
Julie Regan, TRPA
Paul Nielsen, TRPA

CC: Kathy Astromoff
Ted Petersen
Jeff Cowen
Cindy Gustafson
Stacy Wydra
homewoodplan@trpa.gov

RE: Application for subdivision of 5245 San Souci Terrace, Homewood CA; APN 0097-140-003; TRPA File Number SUBD2022-0574

This letter represents our organization's formal objection to TRPA and Placer County approving the proposed changes to SUBD2022-0574; APN 097-140-003; aka Homewood Master Plan Lot 3, as identified in the recent application notice delivered on 3/12/24.

This subdivision/zoning change is a change/amendment to the approved HMR Master Plan and Conditional Use Approval (ERSP2021-1076) and should not be allowed for various reasons, including:

- The application represents a change in land use rights of the property that was not contemplated in the original Master Plan or any of the subsequent documents (see Homewood Mountain Resort Ski Area, Phase 1C, Lot 3, Subdivision Final Map for Condominium Purposes Tract ESD22-00059, Subdivision Improvement Agreement and Snow Storage Easement Dedication and Covenant Agreement. Dated, August 23, 2022)
- The application creates a zoning change from multi-family residential condominium units to single family homes, which carries with it different building coverage considerations from the construction permit that was issued
- The application could be considered "piecemealing" as it represents a separate and distinct change to one area of a master planned development.
- This parcel is a SEZ and contains substandard lot sizes with excessive coverage, reduced setbacks and not enough parking

TRPA and Placer County by previous action(s) have failed to consider the construction on Lot 3 in accordance with the master planned development and all its requirements, including size, scale and architecture. Further, TRPA and Placer County have disregarded the impacts of the Lot 3 development on the surrounding community.

This is another example of JMA and DLC piecemealing the Homewood development and another form of "bait-and-switch". If approved, TRPA and Placer County will be giving preferential treatment to the developer for this parcel, which should not have been approved for development as single family residences in the first place.

Please deny this application.

Sincerely,

Dan Copenhagen
On behalf of Keep Homewood Public



March 26, 2024

To: publiccomment@trpa.org
Julie Regan, TRPA
Paul Nielsen, TRPA

CC: Kathy Astromoff
Ted Petersen
Jeff Cowen
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Please deny this application.

Sincerely,

Dan Copenhagen
On behalf of Keep Homewood Public

From: Julie Regan <jregan@trpa.gov>
Sent: 3/21/2024 3:52:35 PM
To: Joshua Elkins <j.elkins249@gmail.com>; Cindy Gustafson <cindygustafson@placer.ca.gov>
Cc: Katherine Huston <khuston@trpa.gov>; Paul Nielsen <pnielsen@trpa.gov>;
Subject: RE: Homewood Mountain Resort - Master Plan Updates

Thank you for your email. We're adding to the public record.

Best,
Julie

--
Julie W. Regan
Executive Director
775-589-5237 * jregan@trpa.gov

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

From: Joshua Elkins
Sent: Thursday, March 21, 2024 1:46 PM
To: Cindy Gustafson
Cc: Julie Regan
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