

From: Carey Condy <carey@chcteam.com>
Sent: 7/6/2024 10:34:59 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: Julie Regan <jregan@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>; HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - No Vote on Master Plan Revision Application

I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future.

Below is a summary of my problems with the application.

I have heard that JMA/Discovery are pressuring you to fast-track a Governing Board approval vote as early as August. The Governing Board must not vote on this application until it contains enforceable specifics about the public access promised in the original Master Plan.

Thank you.

Carey Hagglund Condy
250 Meadow Road
Homewood, CA

Some key missing pieces:

Public Access - Ski Area: There is no definition of "public" in the new application, nor any detailed explanation of how the general public will access the mountain and its amenities. Instead, there are multiple undefined mentions of a new "Homewood HOA," with extensive areas limited to "members." Without a detailed definition of the "general public" as a user class, along with defined access privileges, Discovery could shut out the general public from recreating at Homewood in two ways: (a) eliminating non-member passes, and (b) prioritizing members' access to passes, lifts, terrain, and resort amenities. This obviously discourages recreation by the general public.

Persons-At-One-Time: TRPA has informed both KHP and JMA/Discovery that Homewood's current recreational capacity is to be used by the general public. TRPA has also stated that JMA/Discovery could apply for additional recreational capacity to accommodate memberships. KHP supports a hybrid public/member model at Homewood provided the currently approved recreational capacity is reserved exclusively for the general public.

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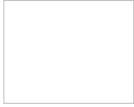
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JMA/Discovery must update the Master Plan for High & Dry Marina to ensure continued public recreational access to motorized water sports, despite the marina's inclusion in the "Homewood Mountain and Lake Club." TRPA must review the updated marina Master Plan simultaneously with the new Homewood Master Plan amendment application to ensure public access to recreation is protected at both.



Carey Hagglund Condy



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

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COMPASS DRE#01527235

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

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From: Lisa E <esselnyc@gmail.com>
Sent: 7/7/2024 12:51:41 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; Julie Regan <jregan@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - No Vote on Master Plan Revision Application!

Dear TRPA and Placer County Representatives,

I am a third generation home owner in Homewood, less than a 5 minute drive from Homewood Mountain Resort. I learned to ski at Homewood. The West Shore of Lake Tahoe is a special place, and Homewood Mountain Resort has been central to our enjoyment of West Shore year round, but especially in the winter, since the 60s.

I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan. The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future. That goes against the spirit of the original Master Plan.

Below is a summary of my problems with the application, as assembled by Keep Homewood Public, an organization whose efforts and goals I fully support.

I have heard that JMA/Discovery are pressuring you to fast-track a Governing Board approval vote as early as August. The Governing Board must not vote on this application until it contains enforceable specifics about the public access promised in the original Master Plan. Some key missing pieces:

- **Public Access - Ski Area:** There is no definition of "public" in the new application, nor any detailed explanation of how the general public will access the mountain and its amenities. Instead, there are multiple undefined mentions of a new "Homewood HOA," with extensive areas limited to "members." Without a detailed definition of the "general public" as a user class, along with defined access privileges, Discovery could shut out the general public from recreating at Homewood in two ways: (a) eliminating non-member passes, and (b) prioritizing members' access to passes, lifts, terrain, and resort amenities. This obviously discourages recreation by the general public.
- **Persons-At-One-Time:** TRPA has informed both KHP and JMA/Discovery that Homewood's current recreational capacity is to be used by the general public. TRPA has also stated that JMA/Discovery could apply for additional recreational capacity to accommodate memberships. KHP supports a hybrid public/member model at Homewood provided the currently approved recreational capacity is reserved exclusively for the general public.
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- **Solvency:** We also expect JMA/Discovery to put up a bonded fund covering 110% of the community benefits' construction cost before permits are granted. This prevents the developers from building profit-driving residences first, then "running out of money" for community benefits. There is no bonded fund contemplated in the new application.
- **Architecture:** Discovery has shown multiple conceptual renders of the resort's architecture to KHP and community members. While the application contains renders of the buildings fronting Highway 89, it is missing renders of all the other areas of the project, including the proposed Mid-Mountain Lodge. We expect the architecture to comply with the 2011 Master Plan in evoking the "Old Tahoe" look of West Shore structures such as Vikingsholm and the Hellman-Ehrman Mansion.
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I urge you to vote no on the Master Plan Revision Application as it does not serve the community at which Homewood Mountain Resort is the heart.

Sincerely,
Lisa Esselstein
6065 Quail Creek Lane, Homewood, CA

From: Jeanne Plumb, MD <jeplumb@earthlink.net>
Sent: 7/16/2024 6:46:54 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
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From: Monique Christensen <monique.m.christensen@gmail.com>
Sent: 7/16/2024 10:06:59 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; Julie Regan <jregan@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
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Hello,

I'm a homeowner in Tahoma. We purchased our property 8 years ago knowing of the plans for Homewood Mountain Resort and were excited to see what the future held. We use our property for personal family use as well as offset with vacation rentals, to share the beautiful West shore Lake Tahoe with other families.

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From: Mark Swimmer <drswimmer@comcast.net>
Sent: 7/17/2024 6:35:03 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
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Sent from Marks iPhone

From: Hans Wissler <hanzal@live.com>
Sent: 7/18/2024 6:37:08 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: July 24th meeting

To whom it may concern,

Hello, my name is Hans Wissler and I'm a former employee at the westshore café and have worked at homewood ski resort off and on since 1999. I was laid off from westshore café in the winter of 2022 after several transitional months of part time scheduling being told the resort would be going private and that I wouldn't be losing my job. The privatization never happened and most everyone except the housekeepers lost their jobs. It was a hard blow to me as I had been struggling for years to save money with the hope I might be able to afford a home near my workplace someday. I'd worked nights for close to 5 years and spent most of my days napping in national forest because renting was too expensive. Every weekend I'd travel 70 miles to be a weekend caregiver to my senior parents. I liked my job and was always a reliable employee working for a wage that although wasn't sustainable if i were to rent but my schedule and my situation allowed me to work and save. I've been hoping to return to the westshore as I'm still on good standings with my employer however it seems that their once most lucrative property is no longer a business venture they want to pursue. It's perplexing to me why they wouldn't want to continue with the westshore or at least it was until I learned how a profitable business hurts their plans to privatize. It's no secret that Homewood paid all their employees of the Westshore and the high and dry Marina from one business account so they could benefit from subsidies given to ski resorts from the agricultural department for being "snow farmers". This backfired on them while they were trying to claim that Homewood is a nonviable business and that privatization was the only way to salvage their investment. So, we're all out of jobs because a small group of very wealthy individuals want to improve the area, privatize it, and have more equity to barrow against so they can live on credit tax free. Such are the ways of capitalism and it may not seem fair to me but that's the reality I need to accept. I still liked my job and although my lifestyle was rough I was happy and making progress.

I'm writing this so people know my story and how their plans and actions affected me. It wasn't easy being a reliable employee for so many years at homewood. I've seen the place pass through three different owners in my 20 plus years working there and have heard the plans to improve and expand the resort since day one. I was hopeful it was going to happen but again it seems like it's been a pipe dream this whole time. I don't think it's right that they privatize the resort. People don't buy homes in the area to be cut off from a local mountain that's always been a public mountain. It would devalue their homes and make for even less jobs. Lake Tahoe is a national treasure and it sets such a bad precedence when we let the wealthiest Americans hoard it to themselves.

Homewood can be a profitable resort if it is managed correctly but over the years it seems as if they have been sabotaging their own business. They don't advertise, their food is worse every year it seems and their overall standards in every nook and cranny of the business have dropped considerably over the last decade. The conversations of coworkers have been centered around everything they could do better but refuse to do. Even my good friend who was mountain manger for a brief period was fired for brining up safety concerns about lax ski patrol standards and the necessity to expand snowmaking. Homewood does the bare minimum for snowmaking so they can keep the snow farmer status and still keep employees on a seasonal payroll excluding them from year round full time benefits and protections. Yet again this is capitalism at work and the wealthy have it rigged to keep people apathetic to the injustices of their tactics.

I will try and attend the meeting but just in case I'm unable, I offer this insider information to anyone who cares to listen.

I do not support any sort of privatization of Homewood. Zuckerberg and his friends can just come out and ski with the public like everyone else!

Furthermore, the westshore was a great wedding venue and sometimes a decent restaurant. I would urge them to resume business asap but I imagine that JMA's big wig investors got them in a legal bind and are trying to dissolve their interests in the property. I would recommend the forest service buy the land and lease the business to a motivated group or individual who will run it with pride and integrity.

Thanks for your time and efforts!

Sincerely, Hans Wissler

Sent from my iPhone

From: victoria gustafson <gustafson.victoria@gmail.com>
Sent: 7/20/2024 9:11:55 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
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Thank you.

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From: Palina Barel <palinabarel@gmail.com>
Sent: 7/20/2024 1:16:19 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - No Vote on Master Plan Revision Application

I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

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--
Palina

From: Barbara Millslagle <bjmillslagle@me.com>
Sent: 7/24/2024 10:21:53 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - No Vote on Master Plan Revision Application!

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Sent from my iPad

From: AH <ahengehold@gmail.com>
Sent: 7/25/2024 3:38:43 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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From: bleakly@sbcglobal.net <bleakly@sbcglobal.net>
Sent: 7/25/2024 1:53:58 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan, in that it is woefully incomplete!

As a long time public use Homewood Ski Resort, I relish the size of the resort and ongoing future anticipated access to this ski resort, beyond all others in the greater Tahoe area. The feeling y Tyine of Homewood ski are is not duplicated anywhere, the views are priceless and should not be vontrolled by financial gain for a few, the middle class family oriented nature of the ski area deserves to remain largely intact, and deserves to be accessed in the future by the public, as promised by the jma discovery corporation: please insist that this be clearly stipulated in written form! I ask myself and please ask yourselves: why would you not insist this public access in writing? This is basic policy! It is basic business procedure that this stipulation must be put into writing specifically, as soon as possible, prior to any further approval on your parts!

The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future.

It is high time for the TRPA to stand up to the citizens of Placer and surrounding counties and well as general public use guaranteed access, by holding JMA accountable to their verbal claims and insisting on clear written statement inclusion for any further approval by any of the associated planning agencies! Please respond to this email in writing as well as public statements in the press of exactly how you plan to proceed.

Below is a summary of my problems with the application.

I have heard that JMA/Discovery are pressuring you to fast-track a Governing Board approval vote as early as August. The Governing Board must not vote on this application until it contains enforceable specifics in writing about the public access promised in the original Master Plan.

Thank you.
Sincerely, Dree juckniess Bleakly
William B bleakly
Timothy Bleakly
Sean Bleakly
Cierra Bleakly
Melanie Snyder
Deborah Sharpe

And countless additional citizens (present and former placer County and surroundings, of the counties you serve as dutiful protectors of citizens rights!

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Sent from my iPhone

From: Camille <camille.spar@gmail.com>
Sent: 7/25/2024 8:26:05 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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Camille Spar
3980 Belleview
Homewood

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Sent from my iPhone

From: Cathy Bean <cathybean1@gmail.com>
Sent: 7/25/2024 1:08:16 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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Don and Cathy Bean
5285 Sacramento Ave
Homewood
530.416.2375

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JMA/Discovery must update the Master Plan for High & Dry Marina to ensure continued public recreational access to motorized water sports, despite the marina's inclusion in the "Homewood Mountain and Lake Club." TRPA must review the updated marina Master Plan simultaneously with the new Homewood Master Plan amendment application to ensure public access to recreation is protected at both.

Sent from my iPhone

From: Chris E. Coghlan <cecoghlan@comcast.net>
Sent: 7/25/2024 1:43:37 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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Sent from my iPhone

From: Diana Caldeira <dcaldeira722@gmail.com>
Sent: 7/25/2024 1:45:11 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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Have a wonderful day,
Diana

From: Diana Garcia <diana@echoecho.net>
Sent: 7/25/2024 12:57:38 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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Sent via the Samsung Galaxy S24+, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Deanna Boyette <dmbcmt@icloud.com>
Sent: 7/25/2024 3:56:00 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

My family has skied Homewood for three generations of skiers. I am opposed to any lack of public access to Homewood, see below. This is a bait and switch and should not be allowed.

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From: Don Fouts <don@fouthomes.com>
Sent: 7/25/2024 1:04:42 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>; Keep Homewood Public <AskUs@keephomewoodpublic.com>;
Subject: Homewood Mountain Resort - Get It In Writing!

Beyond the template that KHP provides, which I support 100% it is time for our public officials to put their money where their mouths have been. Stop pussy footing around saying yes we support public access, etc and put enforcement behind your words

Sincerely don fouts

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Don Fouts
President
(530) 979-7792
don@fouthomes.com
www.fouthomes.com

From: Eric Stauss <erstauss@me.com>
Sent: 7/25/2024 1:12:09 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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Eric Stauss
916-802-8052

From: Greg Albright <GAlbright@psmail.com>
Sent: 7/25/2024 8:49:33 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

As a member of a family who has had a cabin in Homewood for over 50 years, I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

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marina's inclusion in the "Homewood Mountain and Lake Club." TRPA must review the updated marina Master Plan simultaneously with the new Homewood Master Plan amendment application to ensure public access to recreation is protected at both.

Greg Albright
Production Solutions
M: [703.928.2879](tel:703.928.2879)

CONFIDENTIALITY NOTICE. This email message, including any attachments, is for the sole use of the intended recipient(s) and may be confidential and/or proprietary. If received in error, please do not disclose the contents to anyone, but notify the sender by return email and delete this email (and any attachments) from your system.

From: Haley Stauss <haley.stauss@gmail.com>
Sent: 7/25/2024 1:58:03 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future.

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Haley Stauss

Sent from my iPhone

From: JADE MILLER <jmkidds@aol.com>
Sent: 7/25/2024 2:28:01 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!
Attachments: [Image.jpg](#)

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Respectfully,



Jade Miller
8828 Winston Way
Rubicon Bay, CA 96142

Pa

From: Joy Parker <joyp510@icloud.com>
Sent: 7/25/2024 1:22:49 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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Thank you. Joy Parker (resident Tahoe Pines)

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Sent from my iPhone

From: John Underwood <jwood212@gmail.com>
Sent: 7/25/2024 2:02:39 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood resort plan

Hi Cindy and TRPA. I usually stay out of local politics, but this one is important. I live half-time near Homewood (Timberland neighborhood) and used to volunteer ski patrol at Sugar Bowl. We all need to ensure that Homewood resort strikes the right balance in their upcoming development, and not become an entirely private member-only mountain. I have a background in commercial real estate and can appreciate that profitably investing in an aged ski area is financially daunting, but I have no doubt that a viable compromise exists. As a comparison, I suggest taking a look at the recent public/private arrangements being made at Powder Mountain, Utah.

The top issues that must be addressed, in a legally binding manner, are simply:

1. What minimum portion of the mountain (terrain, lifts, food & beverage facilities, parking, etc) must remain accessible to the public? And apportionment must be comparable in quality (eg, not blocking off the best parts of the mountain to members).
2. How does the public purchase that access? Season passes versus day tickets? At what prices relative to other ski areas? What minimum and maximum number of passes / tickets for any season or on holidays? Additionally, the price and quantity of parking is critical.

That's my two cents. Good luck with this process and let me know if I can help.

Best,
John Underwood

From: Karla Albright <kmalbright@gmail.com>
Sent: 7/25/2024 1:43:31 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

To whom it may concern,

I am a long term Homewood cabin owner (~55 years). I grew up skiing at Homewood, as did my children. I recognize that it is on private land. But I have issues with developing the resort and limiting or prohibiting public access. We are all aware of the infrastructure limitations on the West Shore. If JMA/Discovery get to develop the resort in the way they envision it will put a huge strain on our local infrastructure. And to not even be able to make use of the mountain as we have for decades. It just is not right. We get the extra traffic and congestion with none of the benefits.

I am disappointed with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future. I spoke with an employee of Homewood who said that they plan on allowing public access for 2 years and then go exclusive like the Yellowstone Club.

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Thank you.

Karla Albright
570 Chukar Circle

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From: LISA J. PURZE <lola321@sbcglobal.net>
Sent: 7/25/2024 3:36:52 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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From: MARY PORTEOUS <mary.porteous@comcast.net>
Sent: 7/25/2024 5:08:54 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>; Lee Porteous <drleoporteous@yahoo.com>; Porteous, Brent <blporteous@gmail.com>; Matt Burke <mattburke46@hotmail.com>; porteous, Garrett <gcporteous@gmail.com>; pamporteousburke@gmail.com <pamporteousburke@gmail.com>;
Subject: Homewood Mountain Resort - Get It In Writing!

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The application is incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future. Discovery's **failure** to put Homewood Mountain passes on sale speaks loudly of their **disingenuous claims**. In prior years, we purchased our Homewood ski passes in May. Ikon and other ski passes have been on sale since early April. No information is available on Skihomewood.com... **RED FLAG WARNING!!!**

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Persons-At-One-Time: TRPA has informed both KHP and JMA/Discovery that Homewood's current recreational capacity is to be used by the general public. TRPA has also stated that JMA/Discovery could apply for additional recreational capacity to accommodate memberships. KHP supports a hybrid public/member model at Homewood provided the currently approved recreational capacity is reserved exclusively for the general public.

Pricing: The application contains no commitment to commercially reasonable pricing of public passes, parking, shuttles, or day lockers. In fact, Discovery has told TRPA that they will charge as much as 25% higher than pricing at Palisades or Northstar. This obviously discourages recreational demand by the general public.

Perpetuity: The Master Plan's associated Environmental Impact Report requires that the developers file a deed restriction guaranteeing recreation on the ski hill in perpetuity. (Without this, the developers could build condos right up The Face and onto Rainbow Ridge.) No deed restriction has been filed with this application. Discovery expects to file the deed restriction after they get the permissions they need to start building. We want them to file it now - as proof of their good intentions.

Public Safety: JMA/Discovery committed in principle to upgrading fire-fighting capabilities and equipment for Homewood, but has not yet concluded an agreement with North Tahoe Fire. TRPA has required that Discovery submit evidence of North Tahoe Fire pre-approval for their project. There is no such approval among the application documents.

Penalties: The application lacks predetermined penalties for changes to the project that reduce public access - now or in the future. Should this application be approved, the public's only recourse for keeping access to the mountain would be expensive, lengthy, and divisive litigation.

Phasing: We expect community benefits, such as ski amenity upgrades, environmental work, food & beverage facilities, and parking, to be front-loaded in the construction schedule and minimally disrupted during construction. Community benefits are spread over 10+ years in the new application. JMA's boasting about its new Gondola to replace the Madden Chair is another disingenuous move. The Madden Chair is Homewood's second to the most reliable chair on the . The Ellis Chair connecting North & South Homewoodmountain resort is in desperate need of replacement. That chair was broken for most of the season a few years back. Ellis Chair is painfully slow, has a design flaw such that taller skiers catch their skis on the snow and are flipped off the chair, then smacked in the helmet as the chair passes over them. The Ellis chair should be replaced by the new Gondola. However, since the Ellis Chair has no visibility to contribute to the "Curb Appeal" of the JMA project--the developers chose not to replace Ellis despite its hazardous and sporadic operation. Homewood's overflow parking lot that was crucial during Holiday's--is now home to highly profitable Condos. There is no longer any space for those 200+ cars that previously parked on "Lot 1".

Solvency: We also expect JMA/Discovery to put up a bonded fund covering 110% of the community benefits' construction cost before permits are granted. This prevents the developers from building profit-driving residences first, then "running out of money" for community benefits. There is no bonded fund contemplated in the new application. We purchased membership in Tahoe Ski Bowl when it went private in 1985 as part of joint venture with Park Resorts, Coast to Coast Resorts and the developers of "The Cannery" in San Francisco. After Collecting a \$10,000.00 membership deposit from many of us "locals" who were told we could not ski there otherwise--**Tahoe Ski Bowl went bankrupt after one season**. We all lost our deposit with no re-course.

Architecture: Discovery has shown multiple conceptual renders of the resort's architecture to KHP and community members. While the application contains renders of the buildings fronting Highway 89, it is missing renders of all the other areas of the project, including the proposed Mid-Mountain Lodge. We expect the architecture to comply with the 2011 Master Plan in evoking the "Old Tahoe" look of West Shore structures such as Vikingsholm and the Hellman-Ehrman Mansion.

Public access - marina: Nothing about the application addresses the fact that Discovery is marketing the JMA-owned High & Dry Marina, across the street from the ski resort, as part of the "Homewood Mountain and Lake Club" via their sales prospectus and on their website. In fact, the application has ski resort employees parking in the marina parking lot during the winter, and boat trailers parked in day skier parking during the summer. TRPA regulates public recreational capacity for marinas the same way it regulates recreation at ski resorts: via a Master Plan defining the marina's public recreational capacity. JMA/Discovery must update the Master Plan for High & Dry Marina to ensure continued public recreational access to motorized water sports, despite the marina's inclusion in the "Homewood Mountain and Lake Club." TRPA must review the updated marina Master Plan simultaneously with the new Homewood Master Plan amendment application to ensure public access to recreation is protected at both.

Please do your job and make certain all of the above is addressed before giving JMA/Discovery it's requested amended approval that seriously puts Lake Tahoe's West Shore, Homewood and local residents at risk

Thank you for your commitment to the community,

Leland and Mary Porteous

6150 McKinney Dr.
Homewood, CA

421 Bent Oak Pl

Danville, CA 94506

925 736 4215

From: Paige Stauss <pkstauss@yahoo.com>
Sent: 7/25/2024 9:26:18 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

I am requesting that you deny JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future.

Below is a summary of my problems with the application.

I have heard that JMA/Discovery are pressuring you to fast-track approval as early as August. Please do not vote on this application until it contains enforceable specifics in writing about the public access promised in the original Master Plan.

Thank you.

Paige K Stauss

Some key missing pieces:

Public Access - Ski Area: There is no definition of "public" in the new application, nor any detailed explanation of how the general public will access the mountain and its amenities. Instead, there are multiple undefined mentions of a new "Homewood HOA," with extensive areas limited to "members." Without a detailed definition of the "general public" as a user class, along with defined access privileges, Discovery could shut out the general public from recreating at Homewood in two ways: (a) eliminating non-member passes, and (b) prioritizing members' access to passes, lifts, terrain, and resort amenities. This obviously discourages recreation by the general public.

Persons-At-One-Time: TRPA has informed both KHP and JMA/Discovery that Homewood's current recreational capacity is to be used by the general public. TRPA has also stated that JMA/Discovery could apply for additional recreational capacity to accommodate memberships. KHP supports a hybrid public/member model at Homewood provided the currently approved recreational capacity is reserved exclusively for the general public.

Pricing: The application contains no commitment to commercially reasonable pricing of public passes, parking, shuttles, or day lockers. In fact, Discovery has told TRPA that they will charge as much as 25% higher than pricing at Palisades or Northstar. This obviously discourages recreational demand by the general public.

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Penalties: The application lacks predetermined penalties for changes to the project that reduce public access - now or in the future. Should this application be approved, the public's only recourse for keeping access to the mountain would be expensive, lengthy, and divisive litigation.

Phasing: We expect community benefits, such as ski amenity upgrades, environmental work, food & beverage facilities, and parking, to be front-loaded in the construction schedule and minimally disrupted during construction. Community benefits are spread over 10+ years in the new application.

Solvency: We also expect JMA/Discovery to put up a bonded fund covering 110% of the community benefits' construction cost before permits are granted. This prevents the developers from building profit-driving residences first, then "running out of money" for community benefits. There is no bonded fund contemplated in the new application.

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From: Robert La Mar <rlamar@pobox.com>
Sent: 7/25/2024 9:02:47 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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From: Steve Balsiger <stevebalsiger@gmail.com>
Sent: 7/25/2024 7:12:16 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

I am a West Shore resident and am very concerned with Discovery's intentions.

I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future.

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From: Jamie Sandford <jksandford@gmail.com>
Sent: 7/26/2024 11:23:24 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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From: Lorie Cress <lress7199@gmail.com>
Sent: 7/26/2024 12:14:24 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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From: MARY PORTEOUS <mary.porteous@comcast.net>
Sent: 7/26/2024 2:37:14 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: Lee Porteous <drleeporteous@yahoo.com>;
Subject: RE: Homewood Mountain Resort - 1985-1986 Privatization & subsequent bankruptcy

Thanks for your response. Out of curiosity--does TRPA or Placer County have any knowledge or records about the purchase of Tahoe Ski Bowl by investors and the subsequent joint venture with Park Resorts, Coast to Coast Resorts and the developers of "The Cannery" in San Francisco in 1985--and then subsequent bankruptcy & Tahoe Ski Bowl closure by June of 1986?

At that time, no one thought to question the sincerity or integrity of such a successful and prominent developer like the Cannery in San Francisco. However--it turns out that entire project was just a ploy to get as much money as possible from the Homewood community. When the venture did not prove to be as financially successful as they hoped--the group declared protection under our generous bankruptcy laws, and left unscathed with the cash.

JMA/Discovery mirrors the Homewood disaster of 1985. I suspect that is why JMA has each "lot" as a separate legal entity. If one "lot" fails, that single lot can seek protection under our Bankruptcy laws and JMA's other "lots" can move forward unhindered.

This is the reason a bond needs to be in place before JMA's application is approved. Your job is to protect the Homewood Community. We need to learn from our mistakes of the past.

Thank you,

Mary Porteous

On 07/26/2024 12:31 PM PDT HomewoodPlan <homewoodplan@trpa.gov> wrote:

Hello!

Thank you for your input and for requesting to be updated on the Homewood Mountain Resort Master Plan.

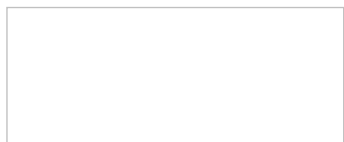
Tahoe Regional Planning Agency staff is keeping our website updated with status, links to application documents, news, and public input opportunities. Please check the [Homewood Mountain Master Plan page](#) of our website for new information and watch for emails from HomewoodPlan@trpa.gov.

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

TRPA Staff

Paul Nielsen
pnielsen@trpa.gov
Special Projects Manager

Jeff Cowen
jcowen@trpa.gov
Public Information Officer



[trpa.gov](#)[facebook](#)|[x](#)|[instagram](#)

From: MARY PORTEOUS <mary.porteous@comcast.net>
Sent: Thursday, July 25, 2024 5:09 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>; Lee Porteous <drleeporteous@yahoo.com>; Porteous, Brent <blporteous@gmail.com>; Matt Burke <mattburke46@hotmail.com>; porteous, Garrett <gcporteous@gmail.com>; pamporteousburke@gmail.com
Subject: Homewood Mountain Resort - Get It In Writing!

I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

The application is incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the

developers from privatizing Homewood - today, or in the future. Discovery's failure to put Homewood Mountain passes on sale speaks loudly of their disingenuous claims. In prior years, we purchased our Homewood ski passes in May. Ikon and other ski passes have been on sale since early April. No information is available on Skihomewood.com. **RED FLAG WARNING!!!**

Below is a summary of my problems with the application.

I have heard that JMA/Discovery are pressuring you to fast-track a Governing Board approval vote as early as August. The Governing Board must not vote on this application until it contains enforceable specifics in writing about the public access promised in the original Master Plan.

Some key missing pieces:

Public Access - Ski Area: There is no definition of "public" in the new application, nor any detailed explanation of how the general public will access the mountain and its amenities. Instead, there are multiple undefined mentions of a new "Homewood HOA," with extensive areas limited to "members." Without a detailed definition of the "general public" as a user class, along with defined access privileges, Discovery could shut out the general public from recreating at Homewood in two ways: (a) eliminating non-member passes, and (b) prioritizing members' access to passes, lifts, terrain, and resort amenities. This obviously discourages recreation by the general public.

Persons-At-One-Time: TRPA has informed both KHP and JMA/Discovery that Homewood's current recreational capacity is to be used by the general public. TRPA has also stated that JMA/Discovery could apply for additional recreational capacity to accommodate memberships. KHP supports a hybrid public/member model at Homewood provided the currently approved recreational capacity is reserved exclusively for the general public.

Pricing: The application contains no commitment to commercially reasonable pricing of public passes, parking, shuttles, or day lockers. In fact, Discovery has told TRPA that they will charge as much as 25% higher than pricing at Palisades or Northstar. This obviously discourages recreational demand by the general public.

Perpetuity: The Master Plan's associated Environmental Impact Report requires that the developers file a deed restriction guaranteeing recreation on the ski hill in perpetuity. (Without this, the developers could build condos right up The Face and onto Rainbow Ridge.) No deed restriction has been filed with this application. Discovery expects to file the deed restriction after they get the permissions they need to start building. We want them to file it now - as proof of their good intentions.

Public Safety: JMA/Discovery committed in principle to upgrading fire-fighting capabilities and equipment for Homewood, but has not yet concluded an agreement with North Tahoe Fire. TRPA has required that Discovery submit evidence of North Tahoe Fire pre-approval for their project. There is no such approval among the application documents.

Penalties: The application lacks predetermined penalties for changes to the project that reduce public access - now or in the future. Should this application be approved, the public's only recourse for keeping access to the mountain would be expensive, lengthy, and divisive litigation.

Phasing: We expect community benefits, such as ski amenity upgrades, environmental work, food & beverage facilities, and parking, to be front-loaded in the construction schedule and minimally disrupted during construction. Community benefits are spread over 10+ years in the new application. JMA's boasting about its new Gondola to replace the Madden Chair is another disingenuous move. The Madden Chair is Homewood's second to the most reliable chair on the . The Ellis Chair connecting North & South Homewoodmountain resort is in desperate need of replacement. That chair was broken for most of the season a few years back. Ellis Chair is painfully slow, has a design flaw such that taller skiers catch their skis on the snow and are flipped off the chair, then smacked in the helmet as the chair passes over them. The Ellis chair should be replaced by the new Gondola. However, since the Ellis Chair has no visibility to contribute to the "Curb Appeal" of the JMA project--the developers chose not to replace Ellis despite its hazardous and sporadic operation. Homewood's overflow parking lot that was crucial during Holiday's--is now home to highly profitable Condos. There is no longer any space for those 200+ cars that previously parked on "Lot 1".

Solvency: We also expect JMA/Discovery to put up a bonded fund covering 110% of the community benefits' construction cost before permits are granted. This prevents the developers from building profit-driving residences first, then "running out of money" for community benefits. There is no bonded fund contemplated in the new application. We purchased membership in Tahoe Ski Bowl when it went private in 1985 as part of joint venture with Park Resorts, Coast to Coast Resorts and the developers of "The Cannery" in San Francisco. After Collecting a \$10,000.00 membership deposit from many of us "locals" who were told we could not ski there otherwise--**Tahoe Ski Bowl went bankrupt after one season.** We all lost our deposit with no re-course.

Architecture: Discovery has shown multiple conceptual renders of the resort's architecture to KHP and community members. While the application contains renders of the buildings fronting Highway 89, it is missing renders of all the other areas of the project, including the proposed Mid-Mountain Lodge. We expect the architecture to comply with the 2011 Master Plan in evoking the "Old Tahoe" look of West Shore structures such as Vikingsholm and the Hellman-Ehrman Mansion.

Public access - marina: Nothing about the application addresses the fact that Discovery is marketing the JMA-owned High & Dry Marina, across the street from the ski resort, as part of the "Homewood Mountain and Lake Club" via their sales prospectus and on their website. In fact, the application has ski resort employees parking in the marina parking lot during the winter, and boat trailers parked in day skier parking during the summer. TRPA regulates public recreational capacity for marinas the same way it regulates recreation at ski resorts: via a Master Plan defining the marina's public recreational capacity. JMA/Discovery must update the Master Plan for High & Dry Marina to ensure continued public recreational access to motorized water sports, despite the marina's inclusion in the "Homewood Mountain and Lake Club." TRPA must review the updated marina Master Plan simultaneously with the new Homewood Master Plan amendment application to ensure public access to recreation is protected at both.

Please do your job and make certain all of the above is addressed before giving JMA/Discovery it's requested amended approval that seriously puts Lake Tahoe's West Shore, Homewood and local residents at risk

Thank you for your commitment to the community,

Leland and Mary Porteous

6150 McKinney Dr.

Homewood, CA

421 Bent Oak Pl

Danville, CA 94506

925 736 4215

From: RON CONTE <ronconte@aol.com>
Sent: 7/26/2024 8:32:10 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future.

Below is a summary of my problems with the application.

I have heard that JMA/Discovery are pressuring you to fast-track a Governing Board approval vote as early as August. The Governing Board must not vote on this application until it contains enforceable specifics in writing about the public access promised in the original Master Plan.

Thank you.
Ronald R Conte
358 Sunnyview Dr.
Tahoma, CA

Some key missing pieces:

Public Access - Ski Area: There is no definition of "public" in the new application, nor any detailed explanation of how the general public will access the mountain and its amenities. Instead, there are multiple undefined mentions of a new "Homewood HOA," with extensive areas limited to "members." Without a detailed definition of the "general public" as a user class, along with defined access privileges, Discovery could shut out the general public from recreating at Homewood in two ways: (a) eliminating non-member passes, and (b) prioritizing members' access to passes, lifts, terrain, and resort amenities. This obviously discourages recreation by the general public.

Persons-At-One-Time: TRPA has informed both KHP and JMA/Discovery that Homewood's current recreational capacity is to be used by the general public. TRPA has also stated that JMA/Discovery could apply for additional recreational capacity to accommodate memberships. KHP supports a hybrid public/member model at Homewood provided the currently approved recreational capacity is reserved exclusively for the general public.

Pricing: The application contains no commitment to commercially reasonable pricing of public passes, parking, shuttles, or day lockers. In fact, Discovery has told TRPA that they will charge as much as 25% higher than pricing at Palisades or Northstar. This obviously discourages recreational demand by the general public.

Perpetuity: The Master Plan's associated Environmental Impact Report requires that the developers file a deed restriction guaranteeing recreation on the ski hill in perpetuity. (Without this, the developers could build condos right up The Face and onto Rainbow Ridge.) No deed restriction has been filed with this application. Discovery expects to file the deed restriction after they get the permissions they need to start building. We want them to file it now - as proof of their good intentions.

Public Safety: JMA/Discovery committed in principle to upgrading fire-fighting capabilities and equipment for Homewood, but has not yet concluded an agreement with North Tahoe Fire. TRPA has required that Discovery submit evidence of North Tahoe Fire pre-approval for their project. There is no such approval among the application documents.

Penalties: The application lacks predetermined penalties for changes to the project that reduce public access - now or in the future. Should this application be approved, the public's only recourse for keeping access to the mountain would be expensive, lengthy, and divisive litigation.

Phasing: We expect community benefits, such as ski amenity upgrades, environmental work, food & beverage facilities, and parking, to be front-loaded in the construction schedule and minimally disrupted during construction. Community benefits are spread over 10+ years in the new application.

Solvency: We also expect JMA/Discovery to put up a bonded fund covering 110% of the community benefits' construction cost before permits are granted. This prevents the developers from building profit-driving residences first, then "running out of money" for community benefits. There is no bonded fund contemplated in the new application.

Architecture: Discovery has shown multiple conceptual renders of the resort's architecture to KHP and community members. While the application contains renders of the buildings fronting Highway 89, it is missing renders of all the other areas of the project, including the proposed Mid-Mountain Lodge. We expect the architecture to comply with the 2011 Master Plan in evoking the "Old Tahoe" look of West Shore structures such as Vikingsholm and the Hellman-Ehrman Mansion.

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Master Plan amendment application to ensure public access to recreation is protected at both.

Sent from my iPhone

From: Spalding Rooker <spaldingrooker@gmail.com>
Sent: 7/26/2024 11:31:10 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood - Don't be fooled

Hello.

Having dealt with a similar local situation with greedy developers in the Bay Area, I am scared for the future of our beautiful area. Please LISTEN TO THE PEOPLE and protect Homewood.

JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan needs to be clear and complete and contain the proper protections for our public recreation.

I have heard that JMA/Discovery are pressuring you to fast-track a Governing Board approval vote as early as August. The Governing Board must not vote on this application until it contains enforceable specifics in writing about the public access promised in the original Master Plan.

Thank you.

Blessings,
Spalding Rooker
(Tahoe Pines)

Be the **Change** you wish to see in the world. ~Gandhi

From: Tripp Sandford <tripp sandford@gmail.com>
Sent: 7/26/2024 9:45:01 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

To whom it may concern,

I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future.

Below is a summary of my problems with the application.

I have heard that JMA/Discovery are pressuring you to fast-track a Governing Board approval vote as early as August. The Governing Board must not vote on this application until it contains enforceable specifics in writing about the public access promised in the original Master Plan.

Thank you,

Tripp Sandford
Concerned resident for 3 generations at:
4070 walnut avenue
Tahoe pines, CA.

Some key missing pieces:

Public Access - Ski Area: There is no definition of "public" in the new application, nor any detailed explanation of how the general public will access the mountain and its amenities. Instead, there are multiple undefined mentions of a new "Homewood HOA," with extensive areas limited to "members." Without a detailed definition of the "general public" as a user class, along with defined access privileges, Discovery could shut out the general public from recreating at Homewood in two ways: (a) eliminating non-member passes, and (b) prioritizing members' access to passes, lifts, terrain, and resort amenities. This obviously discourages recreation by the general public.

Persons-At-One-Time: TRPA has informed both KHP and JMA/Discovery that Homewood's current recreational capacity is to be used by the general public. TRPA has also stated that JMA/Discovery could apply for additional recreational capacity to accommodate memberships. KHP supports a hybrid public/member model at Homewood provided the currently approved recreational capacity is reserved exclusively for the general public.

Pricing: The application contains no commitment to commercially reasonable pricing of public passes, parking, shuttles, or day lockers. In fact, Discovery has told TRPA that they will charge as much as 25% higher than pricing at Palisades or Northstar. This obviously discourages recreational demand by the general public.

Perpetuity: The Master Plan's associated Environmental Impact Report requires that the developers file a deed restriction guaranteeing recreation on the ski hill in perpetuity. (Without this, the developers could build condos right up The Face and onto Rainbow Ridge.) No deed restriction has been filed with this application. Discovery expects to file the deed restriction after they get the permissions they need to start building. We want them to file it now - as proof of their good intentions.

Public Safety: JMA/Discovery committed in principle to upgrading fire-fighting capabilities and equipment for Homewood, but has not yet concluded an agreement with North Tahoe Fire. TRPA has required that Discovery submit evidence of North Tahoe Fire pre-approval for their project. There is no such approval among the application documents.

Penalties: The application lacks predetermined penalties for changes to the project that reduce public access - now or in the future. Should this application be approved, the public's only recourse for keeping access to the mountain would be expensive, lengthy, and divisive litigation.

Phasing: We expect community benefits, such as ski amenity upgrades, environmental work, food & beverage facilities, and parking, to be front-loaded in the construction schedule and minimally disrupted during construction. Community benefits are spread over 10+ years in the new application.

Solvency: We also expect JMA/Discovery to put up a bonded fund covering 110% of the community benefits' construction cost before permits are granted. This prevents the developers from building profit-driving residences first, then "running out of money" for community benefits. There is no bonded fund contemplated in the new application.

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employees parking in the marina parking lot during the winter, and boat trailers parked in day skier parking during the summer. TRPA regulates public recreational capacity for marinas the same way it regulates recreation at ski resorts: via a Master Plan defining the marina's public recreational capacity. JMA/Discovery must update the Master Plan for High & Dry Marina to ensure continued public recreational access to motorized water sports, despite the marina's inclusion in the "Homewood Mountain and Lake Club." TRPA must review the updated marina Master Plan simultaneously with the new Homewood Master Plan amendment application to ensure public access to recreation is protected at both.

From: Greg Fibiger <westshore7@gmail.com>
Sent: 7/26/2024 9:44:40 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

Hello fellow Tahoe friends,

I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future.

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Thank you.

Sincerely,
Greg Fibiger

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From: Kathy Astromoff <astromoff.family@yahoo.com>
Sent: 7/27/2024 9:26:05 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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The application is woefully incomplete. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future.

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I have heard that JMA/Discovery are pressuring you to fast-track a Governing Board approval vote as early as August. The Governing Board must not vote on this application until it contains enforceable specifics in writing about the public access promised in the original Master Plan.

Thank you.

Nick and Kathy Astromoff

Some key missing pieces:

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marina's inclusion in the "Homewood Mountain and Lake Club." TRPA must review the updated marina Master Plan simultaneously with the new Homewood Master Plan amendment application to ensure public access to recreation is protected at both.

From: Andy Bowdle <bowdle@protonmail.com>
Sent: 7/27/2024 6:03:42 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Keep Homewood Public, and by the way, what's going on with the marina???

I am writing to express my serious concerns with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

The application is incomplete and inadequate. Despite Discovery's recent verbal claims to media and the community, nothing in their amendment prevents the developers from privatizing Homewood - today, or in the future, which we in the West Shore neighborhood fully expect them to do, despite their denials.

JMA/Discovery will undoubtedly pressure for fast-tracking a Governing Board approval vote as early as August. The Governing Board should not vote on this application until it contains enforceable specifics in writing about the public access promised in the original Master Plan.

I also want to bring to your attention the issue of the JMA-owned marina, High and Dry Marina, across the street from the ski resort. This marina is clearly part of the plan for the private club and has appeared on the developer's website and promotional materials for several years—touting the resort as the only “lakefront” ski resort in North America and showing photos of boats, water skiers and the like. In my opinion JMA/Discovery should update the Master Plan for High & Dry Marina to ensure continued public recreational access. This is essential given the marina's inclusion in the “Homewood Mountain and Lake Club.” TRPA should review the updated marina Master Plan simultaneously with the new Homewood Master Plan amendment application to ensure public access to recreation is protected at both.

Thank you.

Cheers,

Andrew Bowdle

From: Petra K. <petra_kasan@yahoo.com>
Sent: 7/27/2024 1:06:33 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort Master Plan.

To whom it may concern:

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The application is woefully incomplete. Despite Discovery's [recent verbal claims to media and the community](#), nothing in the amendment prevents the developers from privatizing Homewood - today, or in the future.

Below is a summary of my problems with the application.

Thank you.

Petra Kasan
Second home owner, Timberland

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HMR Parking Management
Plan_20240510.pdf



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From: Tomas K. <tomask2@sbcglobal.net>
Sent: 7/27/2024 1:30:58 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort Master Plan.

To whom it may concern:

I am writing to express my disappointment with JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan.

The application is woefully incomplete. Despite Discovery's [recent verbal claims to media and the community](#), nothing in the amendment prevents the developers from privatizing Homewood - today, or in the future.

Below is a summary of my problems with the application.

Thank you.

Tomas Kasan
Second home owner, Timberland

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Persons-At-One-Time: TRPA has informed both KHP and JMA/Discovery that Homewood's current recreational capacity is to be used by the general public. TRPA has also [stated](#) that JMA/Discovery could apply for additional recreational capacity to accommodate memberships. *KHP supports a hybrid public/member model at Homewood provided the currently approved recreational capacity is reserved exclusively for the general public.*

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Perpetuity: The Master Plan's associated Environmental Impact Report requires that the developers file a deed restriction guaranteeing recreation on the ski hill in perpetuity. (Without this, the developers could build condos right up The Face and onto Rainbow Ridge.) No deed restriction has been filed with this application. Discovery expects to file the deed restriction *after* they get the permissions they need to start building. We want them to file it now - as proof of their good intentions.

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From: Adrienne Juby <adrienne.juby@gmail.com>
Sent: 7/28/2024 9:48:22 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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From: Greg <ciyio@yahoo.com>
Sent: 7/28/2024 7:13:27 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; Cindy.Gustafson <cindygustafson@placer.ca.gov>
Subject: JMA/Discovery's recent application to amend the Homewood Mountain Resort Master Plan

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Thank you.

Greg Troyan

345 Grouse Dr, Tahoma, CA 96142

ciyio@yahoo.com

510-388-7923

From: Yesenia Medina <yessimedina89@gmail.com>
Sent: 7/29/2024 6:50:16 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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From: David Waal <davidwaal@gmail.com>
Sent: 7/30/2024 11:37:55 AM
Subject: Homewood Mountain Resort

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David and Laura Waal
420 Grouse Drive
Homewood, CA 94611

From: Susan Verducci Sandford <susan.verducci@sjsu.edu>
Sent: 7/30/2024 9:08:00 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Mountain Resort - Get It In Writing!

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From: Murray Sandford <murray@mozdesigns.com>
Sent: 7/31/2024 11:14:47 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort - Get It In Writing!

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Murray Sandford

Concerned resident for 3 generations at:
4070 walnut avenue
Tahoe pines, CA.

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