

**From:** Jay Danzig <jdanzig43@gmail.com>  
**Sent:** 5/2/2024 11:26:17 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** THE PROBLEM Re: Homewood Master Plan Update 05.01.2024

---

"MOST PEOPLE SAY THEY ARE OPEN TO DIFFERENT POINTS OF VIEW, BUT WHEN THEY HEAR A DIFFERENT POINT OF VIEW, THEY ARE SHOCKED AND ANNOYED THAT THERE ARE DIFFERENT POINTS OF VIEW" J

**From:** Steve Balsiger <stevebalsiger@gmail.com>  
**Sent:** 5/2/2024 11:35:03 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** Re: Homewood Master Plan Update 05.01.2024

---

Hi Jeff, unless specifically written into the submission with legally binding verbiage I don't believe TRPA or anyone can trust this statement from Homewood:  
" Homewood managers have indicated that earlier concepts to privatize the resort are no longer being pursued"

Please ensure there is legally binding wording from Homewood committing to this.

If there is not I can guarantee you there will be lawsuits coming from at a minimum Keep Homewood Public.

Thank you

Steve

On May 2, 2024, at 11:26 AM, HomewoodPlan <homewoodplan@trpa.gov> wrote:

Homewood managers have indicated that earlier concepts to privatize the resort are no longer being pursued

**From:** DEBBIE WEBB <webbdds@earthlink.net>  
**Sent:** 5/2/2024 2:34:03 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** Re: Homewood Master Plan Update 05.01.2024

---

Thank you for the updated information. One thing I have seen in some communications is that there is no guarantee once Homewood Mountain Resort gets all the new approvals they can then change to private. I would like to see some language that prevents them from becoming private.

Thank you  
Debbie Webb  
Sent from Dan's iPad

On May 2, 2024, at 12:26 PM, HomewoodPlan <homewoodplan@trpa.gov> wrote:

Thank you for requesting to be updated on the Homewood Mountain Resort Master Plan. Provided here is a Tahoe Regional Planning Agency (TRPA) status update.

**May 2024**

Homewood Mountain Resort is preparing to submit an application for revisions to its 2011 Resort Master Plan to the TRPA and Placer County. Homewood managers have indicated that earlier concepts to privatize the resort are no longer being pursued. The Master Plan revision process includes steps for community engagement and public input while the application is being considered. Once TRPA receives a complete application, additional information and a potential timeline will be provided on the [project information page](#) at trpa.gov.

To help reduce wildfire risk and restore forest health on the mountain, TRPA staff is reviewing the resort's proposed forest fuel reduction management plan, sometimes called a timber harvest plan, and may present a recommendation to the TRPA Governing Board in June so work can begin in Summer 2024. The resort's application to construct the gondola is on hold pending action on the Master Plan revisions.

Homewood management has additional information on the [Ski Homewood website](#).

Continue to contact TRPA at [homewoodplan@trpa.gov](mailto:homewoodplan@trpa.gov) as needed 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 Cowen  
[jcowen@trpa.gov](mailto:jcowen@trpa.gov)  
Public Information Officer

**From:** Paul Nielsen <pnielsen@trpa.gov>  
**Sent:** 5/6/2024 9:32:15 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** FW: Homewood Master Plan

---

**From:** joelynch jtldev.com <joelynch@jtldev.com>  
**Sent:** Saturday, May 4, 2024 11:44 AM  
**To:** Paul Nielsen <pnielsen@trpa.gov>  
**Cc:** Jane Lynch <janelynch@jtldev.com>; Valerie Welch <valeriewelch@sbcglobal.net>; doug welch <dw7230q@sbcglobal.net>  
**Subject:** Homewood Master Plan

Dear Paul:

Thank you for the information and status of their application. I will await seeing the revisions that the Resort will submit. Based on changes that have been implemented (architecture of homes under construction) and remaining changes in architecture and uses available to the public I would anticipate that a new master plan would be required. We will await their submission.

I would anticipate that public use of the ski resort and other uses would be guaranteed in some fashion, like the ability to shut down their operation if they violate their commitments.

The architectural theme submitted with their Master Plan are far superior to the changes in the homes being built and I suspect the architectural character of the balance of their submissions. It was a huge consideration in the approvals and support they received from the community. I would hope that you would not encourage these assumed changes. I can assure you this will adversely affect support from the community. Early California Arts and Crafts architecture ( i.e. Tahoe Tavern and Hellman-Ehrman Mansion) is the best example of the character; beauty and early reminiscence of Lake Tahoe and the Sierra Nevada's.

Thank you for your diligent attention and review of this important, highly visible cornerstone on the West Shore of Lake Tahoe. It is truly a reflection on all the renewal projects taking place in Lake Tahoe. This project should be the very best that we can do in keeping with beautiful Lake Tahoe.

Thank you again and please forward me and others of any future developments.

Respectfully,

Jane and Joe Lynch  
805-338-6500

**From:** Chris Bauer <cl.bauer@yahoo.com>  
**Sent:** 5/18/2024 6:09:12 PM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>  
**Subject:** Homewood Master Plan Revision

---

I have reviewed many of the documents submitted to TRPA on May 10 2024 regarding the Master Plan Revision.  
I have a good understanding of the differences between the original and revision.

One element that is not clear is the legal entities involved. From the introductory letter

"Since then, Homewood's owner, Homewood Village Resorts, LLC (HVR) "

HVR is a Delaware LLC formed in 2006. What are the legal relationships between HMR, HVR, JMA, Discovery Land, Mohari and any others.

Reasons for concern

Financial viability of legal developer -

What legal entity is requesting / being issued the Master Plan Revision

What legal entity owns the property

If a lawsuit had to be filed for compliance to any approved plan, what legal entity is on the hook

Who owns/controls the employee housing units in Tahoma - what guarantee these remain employee housing

I am certainly not an attorney. However, from what can be seen on the California SOS business listings that involve Art and Todd Chapman, it appears there may be a legal spaghetti regarding ownership- legal responsibility for what is referred to as Homewood Mountain Resort. Concern is that so many LLC's are involved that any one entity is so diluted they have little financial risk.

The State of Delaware does not require any statement of the owners in an LLC

The issuance of the Master Plan Revision needs to include clear legal ownership/responsibility with requirements passing to any future entities acquiring rights.

What prevents partial development to an acceptable financial return and the rest of the development being abandoned? Can we risk partially constructed structures and filing of bankruptcy by an LLC that has nothing to lose?

I personally want the Master Plan Revision to be appropriately approved, but I don't want an abandoned project partially completed.

Can we require escrow of funds until an acceptable completion point for each phase?

Thank you for your consideration of my concerns.

Christine Bauer  
Owner since 1983 5700 Sacramento Ave Homewood  
925 998-2408

**From:** Susan Holm <susan.holm@mac.com>  
**Sent:** 6/8/2024 4:22:32 PM  
**To:** Cindy.Gustafson <cindygustafson@placer.ca.gov>; Julie Regan <jregan@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>  
**Cc:** HomewoodPlan <homewoodplan@trpa.gov>; Holm Sue <susan.holm@mac.com>; Keep Homewood Public <KeepHomewoodPublicCA@gmail.com>;  
**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. And given Discovery's history of bait & switch, CordeValle comes to mind, this is clearly what they intend to do with Homewood. We, as a community, have tried to give them the benefit of the doubt after so much disappointment with JMA, but they have now lost the trust of our community just as badly as JMA has. It is beyond disheartening to see their duplicity is equal to JMA's!

In addition to the below summary of my problems with the application, should Discovery be allowed to take Homewood private either immediately or by pecking away at the public aspect without solid guarantees, the West Shore of Lake Tahoe will become a ghost town. How can any of the small businesses survive here if there is no ski resort during the winter to keep them afloat. They cannot survive on two or three summer months of patronage, and that will be all they will have if Homewood Resort is exclusive and private with all amenities provided on site with no need for Homewood's "Members" to patronize the local businesses. There is more at stake on the West Shore than simply having a ski resort and I hope you are taking this into consideration by requiring there to be unbreakable guarantees that the resort will truly remain open to the public.

I have also 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.  
Susan Holm

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.

**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.

**From:** Lynne Esselstein <esselyn1@gmail.com>  
**Sent:** 6/9/2024 7:29:56 AM  
**To:** Cindy.Gustafson <cindygustafson@placer.ca.gov>  
**Cc:** HomewoodPlan <homewoodplan@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>; Julie Regan <jregan@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.

Lynne Esselstein

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.

**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.



**From:** Brew Lockwin <brewblockwin@gmail.com>  
**Sent:** 6/25/2024 8:28:50 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.

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.

**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.

Best,  
Brew Lockwin

**From:** Shannon Renfro <shannierenfro@gmail.com>  
**Sent:** 6/25/2024 10:26:26 AM  
**To:** HomewoodPlan <homewoodplan@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>; Julie Regan <jregan@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.

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.

**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.