

From: Jeff Cowen <jcowen@trpa.gov>
Sent: 3/17/2023 12:35:48 PM
To: Katherine Huston <khuston@trpa.gov>
Subject: Re: Homewood Resort
Attachments: [Homewood Ltr Millslagle.pdf](#)

Robert & Barbara Millslagle

7141 9th Ave., P.O. Box 489
Tahoma, CA., 96142
530-525-8044
bmillslagle@me.com

February 23, 2023

TRPA
Reference: PLN22-00534

To whom it may concern,

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are pulling off a bait and switch at Homewood Mountain Resort.

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are **severely restricting public access to Homewood Mountain Resort** through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore"¹, "developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic ("Vehicle Miles Traveled") compared to the original plan². This is hard to believe; **West Shore skiers and boarders driving to Palisades or Northstar, plus resort employees commuting from Truckee or Reno, will worsen already-congested Resort Triangle traffic.**

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have **already begun building homes in a "mountain modern" architectural style** in the South Base Area.

Responding to the vehement objections of 300+ concerned residents, **TRPA has asked JMA Ventures to provide additional information** on how the proposed changes "fit within the vision and goals of the Master Plan."¹ We share TRPA's concerns and thank them for their letter.

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A final determination from the TRPA Governing Board that **JMA Ventures, Mohari Hospitality, and Discovery Land Company's proposal to privatize Homewood Mountain Resort is NOT consistent with the 2011 Master Plan;**

A complete re-plan for Homewood Mountain Resort, following the same publicly accountable processes that resulted in the 2011 Master Plan, including environmental review.

Sincerely Yours,

Robert & Barbara Millslagle

*Robert & Barbara Millslagle
7141 9th Ave., P.O. Box 489
Tahoma, CA, 96142*

Jeff Cowen (he/his)
Public Information Officer
775.589.5278

From: Katherine Huston <khuston@trpa.gov>
Sent: Friday, March 17, 2023 12:24 PM
To: Jeff Cowen <jcowen@trpa.gov>
Subject: FW: Homewood Resort

From: Robert Millslagle <bmillslagle@icloud.com>
Sent: Friday, February 24, 2023 10:44 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Resort

Robert & Barbara Millslagle

7141 9th Ave., P.O. Box 489
Tahoma, CA., 96142
530-525-8044
bmillslagle@me.com

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Despite the 2011 Master Plan’s “central goal” to “restore Homewood as a key gathering center for Lake Tahoe’s West Shore¹,” developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only “**open the area to residents multiple times each month (no holidays or weekends)**².”

Developers JMA Ventures, Mohari Hospitality, and Discovery Land Company claim their new plan will reduce traffic (“Vehicle Miles Traveled”) compared to the original plan². This is hard to believe; **West Shore skiers and boarders driving to Palisades or Northstar, plus resort employees commuting from Truckee or Reno, will worsen already-congested Resort Triangle traffic.**

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¹ [TRPA response](#) to [Homewood Mountain Resort’s Master Plan Update Proposal](#), 2-4-23

² [Homewood Mountain Resort’s Master Plan Update Proposal](#), 11-8-22

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Robert & Barbara Millslagle
7141 9th Ave., P.O. Box 489
Tahoma, CA., 96142

From: Oliver Starr <oliver@landdragon.co>
Sent: 4/25/2023 12:37:58 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!
Attachments: [PastedGraphic-1.tiff](#)

Good afternoon. As a long-time basin resident, skier, snowboarder, and Board Member of The BEAR League, and the building committee of Lake Tahoe Wildlife Care, I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

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The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

Oliver Starr, CEO
LandDragon, LLC
oliver@landdragon.co
530-641-3999
@landdragon420

□

From: Kent Berrien <kentberrien@yahoo.com>
Sent: 4/30/2023 8:55:40 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

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From: Kent Berrien <kentberrien@yahoo.com>
Sent: 4/30/2023 8:55:40 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: jane catterson <jcatterson@me.com>
Sent: 5/3/2023 5:12:24 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort. I learned to ski at Homewood in 1965, before a chairlift was installed. To close this ski area to the public and only offer a membership to those who can afford a membership is a slap in the face of the working population on the West Shore of Tahoe.

I understand that this project was approved over 12 years ago. Much has changed since then, including the idea that the new development would restore Homewood as a gathering place on the West Shore.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

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Thank you.

Jane Clarke

From: john schwarzmaier <schwazoo@hotmail.com>
Sent: 5/5/2023 10:34:45 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

I am a full time resident ,homeowner and have lived here since 1999. Privatization will hurt local businesses and the west shore community. The project is viable as it was originally approved and would benefit the community and Tahoe in general. We expect elected officials to do the right thing.

Sincerely John Schwarzmaier

Sent from my iPad

From: Julia Lewis <juliat13@live.com>
Sent: 5/10/2023 4:50:18 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: Nick Marquis <nckmrqs@gmail.com>
Sent: 5/10/2023 9:21:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: Tahoe Cabin <350lakeview@gmail.com>
Sent: 5/10/2023 9:21:37 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

From: Luce Jorgenson <lucejorgenson@gmail.com>
Sent: 5/10/2023 8:15:00 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPad

From: Andy Miller <a.m.laserva@gmail.com>
Sent: 5/17/2023 12:50:51 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Andy

From: Tara Smith <tarasmith@gmail.com>
Sent: 5/17/2023 3:15:45 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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From: John Bovich <johnbovich@gmail.com>
Sent: 5/17/2023 5:45:57 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
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An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

From: David English <davidengl@gmail.com>
Sent: 5/17/2023 6:08:31 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

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Thank you.

sent from iphone

From: Tellis328 <tellis328@gmail.com>
Sent: 5/17/2023 9:32:08 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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In addition- I learned to ski at Homewood when I was 13 and have been skiing there since. I own a small cabin in Timberland so I can enjoy Tahoe and continue my skiing at Homewood. That is and has been my go to ski resort. The idea that the mountain will be open to "select homeowners" association is another way to say Chambers Landing and Fluer de Loc and other "high end" homeowners associations. TPRA should be concerned with local homeowners who live and have lived in the area a long time. WE are the people that have been supporting this area yet now could be cut out/off. "Select homeowners associations" should be addressed NOW, spelled out NOW, the "open community ski days should be spelled out NOW so TPRA can see through the smoke screen that JMA is presenting. Lift passes /tickets should continue to be available to ALL people that live on the west shore.

Once the project is built there is no going back. It would be nice if for once the "little guys" were looked out for.

Thank you.

Terri Ellis
Sent from my iPhone

From: Danny Ackerman <dannya9@gmail.com>
Sent: 5/17/2023 6:47:55 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

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Thank you.

From: amy kacher <amykacher1@gmail.com>
Sent: 5/17/2023 2:37:21 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpauhule@placer.ca.gov <cpauhule@placer.ca.gov>; supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>;
Subject: Resident of 1280 West Lake Blvd AGAINST MAKING HOMEWOOD PRIVATE

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I recently spent 2 years upgrading my 1930's era house with extreme attention to detail to maintain the original Tahoe look. TRADITIONAL Tahoe, not mountain modern which in many developments including Martis Camp, already looks dated. The West Shore will lose its soul and entire authentic historic old Tahoe vibe if right smack in the middle of it is a private ski area full of modern houses. What a disgrace. With all of the regulations around the basin put on homeowners, you'd think that you'd be stricter with this development and hold it true to the AUTHENTIC TAHOE vibe-which at its core is certainly not a PRIVATE SKI MOUNTAIN with a couple days thrown out to locals. NO WAY. This is horrible from a community standpoint as well as an architectural standpoint. Not to mention equity - taking this resort public is par for the course in America today - don't let the small enclave of the West Shore succumb to developers at the expense of authenticity and accessibility.

Please do not move forward. I am concerned about letting building continue without a complete re-plan that includes **public comment**.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

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Thank you.

Amy Kacher

--

hey, we are all just people

From: Marion Jamison <marionpjamison@gmail.com>
Sent: 5/18/2023 11:07:52 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

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Thank you.

Sent from my iPhone

From: RICHARD HOAG <wpcdallas@aol.com>
Sent: 5/18/2023 10:23:04 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

I am a member of a West Shore family that has owned property on and enjoyed the location's uniqueness (and paid property taxes) for sixty-three (63) years. We have watched with increasing alarm how Placer County and to a lesser degree the TRPA have completely mis-managed the lakeshore and addressed the popularity of The West Side of the Tahoe Basin. When the Homewood plan was originally approved we all shook our heads but did not protest because of the promises of the developer to restrict the size of the redevelopment and build in a style that would attempt to create a "low key" alpine village atmosphere. I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

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Thank you.

From: Diana Garcia <diana@echoecho.net>
Sent: 5/19/2023 4:34:18 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone
Get [Outlook for Android](#)

From: Roger Mensink <rogermensink@gmail.com>
Sent: 5/19/2023 4:11:23 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Roger Mensink

From: johnd35 <johnd35@aol.com>
Sent: 5/20/2023 9:46:38 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: [BULK] Keep Homewood Public!

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Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

From: Lisa Madigan <franklisam@yahoo.com>
Sent: 5/20/2023 7:00:21 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my iPhone

From: johndistefano2 <johndistefano2@gmail.com>
Sent: 5/20/2023 9:47:01 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

From: laketahoeproperties1 <laketahoeproperties1@gmail.com>
Sent: 5/20/2023 9:47:12 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

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Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

From: Jay Pennock <drjayp@mac.com>
Sent: 5/20/2023 9:51:29 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

We bought our property in Sunnyside five years ago with the expressed intent of having a Homewood as our base for winter time activities. We love the small town, feel, reasonable prices, and locals vibe. I have had a season pass every year since and planned on working as ski patrol when I retired from emergency medicine. What is being proposed is contrary to what Lake Tahoe is all about

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

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Thank you.

Jay Pennock and Pascha Rose
1425 Sequoia Ave
Tahoe City
832-345-0652

From: Karan M <modyk05@gmail.com>
Sent: 5/20/2023 12:23:38 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

From: Tyler Burton <etyburton@gmail.com>
Sent: 5/21/2023 5:28:37 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood

I am a homeowner in Tahoe Swiss Village, and want to know about updates on the new Homewood resort, plan, and how I can give comments. How can a neighborhood ski resort be turned into an elite members only resort? The original plan was about community!
I have skied at Homewood for over 50 years and now what? I have to drive in traffic to make my way to Palisades? I have also relied on rental income to keep our family home. Now our local ski resort is off bounds to my renters?

I would hope this will be reconsidered. We don't need more exclusivity in this world.

Thank you
Tyler Burton
155 Simplon Pass Rd
Homewood Ca

www.etylerburton.com
IG @etylerburtonart

From: marian.l.jelinek@gmail.com <marian.l.jelinek@gmail.com>
Sent: 5/22/2023 1:02:24 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: [BULK] Homewood Mountain Resort - What's the Plan? Where is equal Access?

To Homewood Regulators -

I have learned that TRPA has paused permitting on the Homewood Mountain Resort project, and is requiring that the developers submit an application for plan revision for the entire project. I am expecting JMA Ventures, Discovery Land Company, and Mohari Hospitality to solicit extensive community feedback and incorporate community wishes into their new proposal which will be made public with a minimum 30-day time period for public comment.

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- What is the price to the public?

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I will also be looking for details on the non-negotiable required elements from the Master Plan including public safety enhancements [i.e. fire prevention and facilities], environmental impact mitigations, and vehicle traffic mitigations.

Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Marian and Mark Jelinek
6460 Emerald Circle Tahoma

Sent from my iPhone

From: DENNIS NEELEY <daneeley@aol.com>
Sent: 5/22/2023 1:03:23 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Dennis and Darlene Neeley
516 Bayview Drive, Meeks Bay

Sent from my iPhone

From: karl osicki <karlosicki@gmail.com>
Sent: 5/22/2023 1:17:29 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: [BULK] Homewood Mountain Resort - What's the Plan? Where is equal Access?

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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Karl Osicki

Sent from my iPhone

From: Andrea Westberg <ajwestberg@comcast.net>
Sent: 5/22/2023 1:18:51 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Andrea & Gary Westberg
7051 Bear Ave
Tahoma

From: Dave Lamb <lambshark@icloud.com>
Sent: 5/22/2023 1:45:53 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: [BULK] Homewood Mountain Resort - What's the Plan? Where is equal Access?

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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expect.

Sincerely,
Dave & Mariana Lamb
4160 Doe Avenue
Homewood, Ca 96141
530-525-5975-H
909-270-7033-C

From: grownbear <grownbear@yahoo.com>
Sent: 5/22/2023 1:55:54 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Gus
213 Vista Pine Circle
Tahoe Vista CA

Sent from my T-Mobile 4G LTE Device

From: jfumes@aol.com <jfumes@aol.com>
Sent: 5/22/2023 2:15:25 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
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[Tahoe Address]

From: Kyle Lewis <kyle.j.lewis@gmail.com>
Sent: 5/22/2023 12:42:19 PM
To: swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: [BULK] Homewood Mountain Resort - What's the Plan? Where is equal Access?

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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Kyle Lewis
Tahoe City

From: Mark Swimmer <drswimmer@comcast.net>
Sent: 5/22/2023 12:46:48 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Mark and Kristi Swimmer
7071 Gray Ave
Tahoma Ca
25 year season pass holder at homewood.

Sent from Marks iPhone

From: Erik Olsen <achmeg@yahoo.com>
Sent: 5/22/2023 1:52:41 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: [BULK] Keep Homewood Public!

To Whom It May Concern,

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As for next steps, we respectfully demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and a completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you,

Erik Olsen
1769 Alpine Meadows Rd
Alpine Meadows, CA

From: Paul Nielsen <pnielsen@trpa.gov>
Sent: 5/22/2023 12:34:36 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: FW: Homewood Mountain Resort

From: Mark Houghton-Berry <markvhb@yahoo.com>
Sent: Sunday, May 21, 2023 5:44 PM
To: John Marshall <jmarshall@trpa.gov>
Subject: Homewood Mountain Resort

Dear Mr. Marshall,

I am writing to express my support for the proposed changes to the Homewood Mountain Resort Master Plan.

I love Homewood - it is our favourite resort at Tahoe to ski, from our home in Rubicon Bay. However, it is totally clear to me that the resort is not sustainable in its current form. The lack of crowds make it attractive to the individual skier such as myself, but that same lack of crowds mean that the ski operations in their current form are loss-making, and it would be ridiculous for me to expect the current owner to go on running the resort at a loss indefinitely in order to accommodate my wishes.

I am aware that there is a good deal of opposition to the plans, but not a single one of the letters I have read has any constructive suggestions to make about how the current public status of the resort can be maintained whilst allowing the owners to turn a profit.

Like all residents of Tahoe, I love the Basin and wish to see it preserved for future generations, but this will not happen unless landowners in the Basin are allowed to proceed with development that will sustain the economics of their operations and create jobs for local people.

Like many others, I would prefer to see the mountain remain open for me to access it, BUT, this is a pipe-dream. I do not know if the proposed Private Club structure will work, but I am quite sure that the developer believes it is the best, if not the only, solution. If the opponents of this plan get their way, I have absolutely no doubt that the resort will fail and create the worst of both worlds - a derelict resort which will be both an eye-sore and a threat to the Lake's clarity AND fewer job opportunities in the Homewood area.

I hope you and your colleagues will recognise the wider interests of the basin, support sustainable development at Homewood, and approve the changes to the Master Plan as and when they are officially submitted to you for consideration.

Best regards
Mark Houghton-Berry

9120 South lane
Tahoma 96142.

From: Deanne Hokanson <dhoke3@yahoo.com>
Sent: 5/22/2023 6:38:46 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort - What's the Plan? Where is equal Access?

To Homewood Regulators -

I have learned that TRPA has paused permitting on the Homewood Mountain Resort project, and is requiring that the developers submit an application for plan revision for the entire project. I am expecting JMA Ventures, Discovery Land Company, and Mohari Hospitality to solicit extensive community feedback and incorporate community wishes into their new proposal which will be made public with a minimum 30-day time period for public comment.

I also expect the new proposal to address, with detailed descriptions, the following questions:

- What is the plan?
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I request regulators of the HMR project to require delivery of community elements in the same phases as residential buildout and to hold future funding for community elements in bond with a legally binding, enforceable operating plan to ensure that developer promises are kept.

I will also be looking for details on the non-negotiable required elements from the Master Plan including public safety enhancements [i.e. fire prevention and facilities], environmental impact mitigations, and vehicle traffic mitigations.

Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

[Name]
[Tahoe Address]

Sent from my iPhone

From: Randy Thomas <rwthomas@hotmail.com>
Sent: 5/22/2023 9:14:15 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort - What's the Plan? Where is equal Access?

To Homewood Regulators -

Pre note: I could not have written this better. As a local resident, the plan for Homewood Mountain Resort is a critical issue to me, my family, and the community. This letter identifies and requests visibility of the important issues.

I have learned that TRPA has paused permitting on the Homewood Mountain Resort project, and is requiring that the developers submit an application for plan revision for the entire project, thank you. I am expecting JMA Ventures, Discovery Land Company, and Mohari Hospitality to solicit extensive community feedback and incorporate community wishes into their new proposal which should be made public with a minimum 30-day time period for public comment.

I also expect the new proposal to address, with detailed descriptions, the following questions:

- What is the plan?
- What is the side-by-side comparison between the new proposal and the Master Plan (very important)?
- What will the buildings look like?
- How tall will buildings be?
- What is the purpose of each feature of the built environment throughout the resort?
- Where is equal access for the public?
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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Randy & Barb Thomas
4140 Interlaken Road
Homewood, CA 96141

Sent from my iPhone

From: Rob Thomas <robthomas4056@gmail.com>
Sent: 5/22/2023 11:13:57 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort - What's the Plan? Where is equal Access?

To Homewood Regulators -

I have learned that TRPA has paused permitting on the Homewood Mountain Resort project, and is requiring that the developers submit an application for plan revision for the entire project. I am expecting JMA Ventures, Discovery Land Company, and Mohari Hospitality to solicit extensive community feedback and incorporate community wishes into their new proposal which will be made public with a minimum 30-day time period for public comment.

I also expect the new proposal to address, with detailed descriptions, the following questions:

- What is the plan?

What is the side-by-side comparison between the new proposal and the Master Plan? What will the buildings look like? How tall will buildings be? What is the purpose of each feature of the built environment throughout the resort?

- Where is equal access for the public?

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

- What is the price to the public?

How will local residents and visitors be able to afford access to HMR and its facilities? How might that change over time?

I request regulators of the HMR project to require delivery of community elements in the same phases as residential buildout and to hold future funding for community elements in bond with a legally binding, enforceable operating plan to ensure that developer promises are kept.

I will also be looking for details on the non-negotiable required elements from the Master Plan including public safety enhancements [i.e. fire prevention and facilities], environmental impact mitigations, and vehicle traffic mitigations.

Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Rob Thomas
410 Sunnyview Drive
Tahoma

robthomas4056@gmail.com

Sent from iPhone

From: lindsay mcglenon <lmcglenon@yahoo.com>
Sent: 5/22/2023 2:36:05 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Lindsay and Mike Nieri
420 Deer Avenue, Tahoma

From: Ron Grassi <ronsallygrassi@mac.com>
Sent: 5/22/2023 6:39:59 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; Stacy Wydra <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort - What's the Plan? Where is equal Access?

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- Where is equal access for the public?

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

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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

[Name]

[Tahoe Address]

From: Tyler Burton <etyburton@gmail.com>
Sent: 5/22/2023 9:10:53 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Janey <janeburtonart@gmail.com>; Sven Govaars <svengovaars@gmail.com>;
Subject: Ski Resort exclusivity

I am a homeowner in Tahoe Swiss Village, and want to know about updates on the new Homewood resort, plan, and how I can give comments. How can a neighborhood ski resort be turned into an elite members only resort? The original plan was about community!
I have skied at Homewood for over 50 years and now what? I have to drive in traffic to make my way to Palisades? I have also relied on rental income to keep our family home. Now our local ski resort is off bounds to my renters?

I hope this will be reconsidered.

Thank you
Tyler Burton
155 Simplon Pass Rd
Homewood Ca

--
E. Tyler Burton
@etylerburtonart
www.etylerburton.com

From: TRPA <trpa@trpa.gov>
Sent: 5/23/2023 3:00:22 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Fw: [BULK] Homewood Mountain Resort - What's the Plan? Where is equal Access?

Homewood Public comment below.

From: mcaxton@aol.com <mcaxton@aol.com>
Sent: Monday, May 22, 2023 1:12 PM
To: TRPA <trpa@trpa.gov>
Subject: [BULK] Homewood Mountain Resort - What's the Plan? Where is equal Access?

To Homewood Regulators - I am not from the Tahoe Area infact I live 6,000 miles away in the UK. Normally I would not get involved in local matters because as a non resident it is not generally my business. However I am breaking this rule with regard to Homewood. My family have been visiting California every year (except 20 & 21) for over 25 years and Homewood has always been our favourite ski resort in Tahoe.

I have learned that TRPA has paused permitting on the Homewood Mountain Resort project, and is requiring that the developers submit an application for plan revision for the entire project. I am expecting JMA Ventures, Discovery Land Company, and Mohari Hospitality to solicit extensive community feedback and incorporate community wishes into their new proposal which will be made public with a minimum 30-day time period for public comment. I also expect the new proposal to address, with detailed descriptions, the following questions: •What is the plan? What is the side-by-side comparison between the new proposal and the Master Plan? What will the buildings look like? How tall will buildings be? What is the purpose of each feature of the built environment throughout the resort? •Where is equal access for the public? What aspects of the proposal will the general public have access to? Is public access restricted by any feature, location, time of year, or operating business model? •What is the price to the public? How will local residents and visitors be able to afford access to HMR and its facilities? How might that change over time? I request regulators of the HMR project to require delivery of community elements in the same phases as residential buildout and to hold future funding for community elements in bond with a legally binding, enforceable operating plan to ensure that developer promises are kept. I will also be looking for details on the non-negotiable required elements from the Master Plan including public safety enhancements [i.e. fire prevention and facilities], environmental impact mitigations, and vehicle traffic mitigations. Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Martin Caxton

43 Padbrook,
Limpsfield,
Surrey,
RH8 0DZ

From: TRPA <trpa@trpa.gov>
Sent: 5/23/2023 3:00:55 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Fw: [BULK] Homewood Mountain Resort - What's the Plan? Where is equal Access?

Homewood Public comment.

From: Erik Olsen <achmeg@yahoo.com>
Sent: Monday, May 22, 2023 1:30 PM
To: TRPA <trpa@trpa.gov>
Subject: [BULK] Homewood Mountain Resort - What's the Plan? Where is equal Access?

To Homewood Regulators -

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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Erik Olsen

1769 Alpine Meadows Rd, Alpine Meadows, CA

From: TRPA <trpa@trpa.gov>
Sent: 5/23/2023 2:59:55 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Subject: Fw: Homewood Ski Area

Public comment below.

From: Jim Block <jim.blockdds@gmail.com>
Sent: Sunday, May 21, 2023 5:15 PM
To: TRPA <trpa@trpa.gov>
Subject: Homewood Ski Area

Hello,

We are a homeowner close to Homewood Ski Area. We own on the old Tahoe Ski Bowl area. We are in favor of a potential JVA project for Homewood that would, in theory, bring in better services, etc.

The main question I have is there an approval for starting this project and any time frame for breaking ground?

Thank you for any information or letting me know who to contact to find out!

Best regards,
Jim Block

From: mitra mclaughlin <mitram70@hotmail.com>
Sent: 5/23/2023 4:37:12 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort - What's the Plan? Where is equal Access?

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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Mitra McLaughlin

Sent from my iPhone

From: Denise Baggiani <dbaggiani@yahoo.com>
Sent: 5/23/2023 7:36:34 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>;
Subject: Keep Homewood Public!

I am writing to express my concerns with the proposed direction for the Homewood Mountain Resort.

I understand that Homewood developers are seeking approvals from TRPA and Placer Planning to move ahead with development. How can you approve this? Given this project's significant drift from the publicly approved 2011 Master Plan, I'm concerned about letting building continue without a complete re-plan that includes public comment.

Based on their public comments, developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are breaking their promise to make Homewood Mountain Resort a community center. This is a bait-and-switch!

Instead of "maintaining the heritage of a ski resort that can be enjoyed equally by local residents and visitors," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company are severely restricting public access to Homewood Mountain Resort through paid memberships, at not-yet-revealed cost.

Despite the 2011 Master Plan's "central goal" to "restore Homewood as a key gathering center for Lake Tahoe's West Shore," developers JMA Ventures, Mohari Hospitality, and Discovery Land Company will only "open the area to residents multiple times each month (no holidays or weekends)."

Contradicting the 2011 Master Plan, in which "the new Homewood Resort design is conceived as an alpine village community in the architectural style of the classic old Tahoe lodges," JMA Ventures, Mohari Hospitality, and Discovery Land Company have already begun building homes in a "mountain modern" architectural style in the South Base Area.

The Tahoe Basin Design Review Committee recently agreed with our concerns, finding the developers' proposal "not in compliance with the 2011 Master Plan, which is the guiding document they are required to consider." Thank you, neighbors!

As next steps, we demand:

An immediate stop to the non-conforming construction underway at the South Lodge;

A complete pause on permitting; and

A completely new proposal for Homewood, including EIR, from JMA Ventures, Mohari Hospitality, and Discovery Land Company, with ample opportunity for community input.

Thank you.

Denise M Baggiani a proud skier who has been going to Homewood since 1972!!!
Sent from my iPhone

From: Hannah Koski <hkoski@studweldprod.com>
Sent: 5/24/2023 11:33:13 AM
To: HomewoodPlan <homewoodplan@trpa.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; Cindy.Gustafson <cindygustafson@placer.ca.gov>
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

To Homewood Regulators -

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

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

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

- **What is the Plan?** What is the side-by-side comparison between the new proposal and the Master Plan? What exactly will be built in every area of the resort? How tall/wide will buildings be? What will the buildings look like? How will they affect views of ridgelines and the lake? What is the purpose of each feature of the built environment?
- **Where is the Public?** What aspects of the proposal will the general public have access to? Is public access restricted to any feature by time? By location? By time of year? By operating/business model?
- **What is the Price?** What will the general public pay for access to any feature? How might that change over time?

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

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

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

Hannah Koski
8873 View Circle Tahoma, CA 96142

Hannah Koski

Stud Welding Products, Inc
2391 American Avenue
Hayward, CA 94545
Ph 800-252-1919
Fx 510-782-7918
hkoski@studweldprod.com

From: Cathy Bean <cathybean1@gmail.com>
Sent: 5/25/2023 6:06:02 AM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>; swydra@placer.ca.gov <swydra@placer.ca.gov>; cpahule@placer.ca.gov <cpahule@placer.ca.gov>; BOS@placer.ca.gov <BOS@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>
Subject: Homewood Mountain Resort - What's the Plan? Where is equal Access?

To Homewood Regulators -

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- Where is equal access for the public?
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Thank you for the time and effort you are spending to ensure this development meets TRPA, Placer County, and community expectations.

Don and Cathy Bean
5285 Sacramento Ave
Homewood,

Sent from my iPhone

From: Brad Blake <bblake@blakegriggs.com>
Sent: 5/28/2023 3:43:17 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - public access

To Homewood Regulators -

I have been a homeowner in Chambers Landing and Chamberlands for more than 10 years. Our family members are active users of the Homewood Ski Resort for skiing, biking and hiking.

I am emailing you to object to JMA's proposed restricted and paid access program. I encourage TRPA and the County to allow full year around access without having to be a member or paying a high fee. At a minimum homeowners in Homewood and Tahoma should be allowed full access.

I'm supportive of the development of the residential, hotel and commercial project provided that reasonable height limits and densities are provided for. Maintaining the originally approved density is not in the spirit of the approvals or consistent with character of the west shore and the immediate area.

I'm familiar with Discovery Land and am confident they will ensure the project is first-class and of high architectural quality.

Thank you for your consideration and for representing the community's interests.

Brad Blake
Managing Partner
Blake|Griggs Properties, LLC
Opportunity Housing Group

(925)683-6662
bblake@blakegriggs.com
Website: www.blakegriggs.com

550 Hartz Avenue, suite 200
Danville, CA 94526

For info on College is Real see www.collegeisreal.org

From: Shira Steinbeck <shirasteinbeck@gmail.com>
Sent: 5/28/2023 10:19:06 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - Urgent Request for PUBLIC, Affordable Unlimited Access to Homewood Ski Resort

Dear Homewood Regulators,

I am writing to express my strong support for Public, Affordable and Unlimited access to Homewood Ski Resort in terms of skiing and recreational activities. Any deviation from the JMA master plan that restricts or eliminates community access would be both shameful and unfair.

Homewood Ski Resort holds a special place in the hearts of the West Shore, as a valuable resource for outdoor enjoyment, physical well-being, and community connection. It is disheartening to consider a scenario where the resort aims to cater exclusively to a privileged few while disregarding the needs and aspirations of the broader community.

Limiting access to Homewood Ski Resort would not only create an unjust divide but also contradict the principles of inclusivity and fairness that should be upheld. The resort's master plan, designed with community interests in mind, should be honored to ensure that it remains a welcoming space for all.

I kindly request that you carefully reconsider any plans that would hinder or eliminate local community access to Homewood Ski Resort. Let us strive to preserve the resort's role as a unifying hub, offering unlimited opportunities for locals to engage in skiing and recreation.

Thank you for your attention to this urgent matter. I trust that you will make a decision that reflects the best interests of the community and upholds the values of fairness and inclusivity. Keep Homewood PUBLIC.

Sincerely,

Shira Steinbeck
Property owner, Non-HOA
Tahoma

From: Donna Berry <dlberry@prodigy.net>
Sent: 5/28/2023 3:36:34 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

To Homewood Regulators -

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

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

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

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Where is the Public?

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

What is the Price?

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

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

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

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

Best,
Donna and Steve Glass

From: Martha Hughes <martharh@me.com>
Sent: 5/28/2023 4:42:33 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

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- *A legally binding, enforceable operating plan that ensures developer promises are kept.

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

Sent from my iPhone

From: Barbara Bussey <thetresuredhomesac@gmail.com>
Sent: 5/28/2023 8:22:19 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

To Homewood Regulators -

I'm a long time homeowner, living on West Lake Blvd. I see the clarity of Lake Tahoe growing worse and Hwy 89 is backed up often. What would we do, to leave the area, if there was a forest fire, at lake level? TRPA was founded to protect our natural resources, not to support a larger tax base.

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

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

Barbara Bussey
The Treasured Home
9906 Fair Oaks Blvd
Fair Oaks, CA 95628
916-514-5272
www.thetresuredhome.com

From: Kristy Kent <kristysofsaratoga@gmail.com>
Sent: 5/28/2023 10:00:35 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

To Homewood Regulators -

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

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

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

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

Sent from my iPhone

From: Monique Christensen <monique.m.christensen@gmail.com>
Sent: 5/28/2023 3:17:57 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

To Homewood Regulators -

We are a homeowner in the community.

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Monique

From: John Lyons <jsl@baycityoffice.com>
Sent: 5/28/2023 5:27:39 PM
To: supervisorgustafson@placer.ca.gov <supervisorgustafson@placer.ca.gov>
Cc: cpahule@placer.ca.gov <cpahule@placer.ca.gov>; HomewoodPlan <homewoodplan@trpa.gov>;
Subject: Homewood Private Plan

Hi Cindy,

I hope you will take the time to read this email. I would appreciate it.

I just came from a community meeting at Marie Sluchak Community Park in Tahoma about the plan to take Homewood private. It was a bit chilly with showers predicted, but the entire amphitheater was full of local residents. People on the West Shore feel like we've been duped by a bait-and-switch ploy, engineered during the height of the pandemic when public scrutiny was at a low and no one was paying attention. This bait and switch tactic is to dump the widely agreed upon Master Plan from 2011 for an ultra-exclusive private scheme.

We understand and applaud the Homewood owners desire to upgrade the property, build condos, a hotel, restaurants & shops. We are not disgruntled NIMBYs in opposition to change. We supported the 2011 Master Plan. We understand Homewood is clearly in need of modernization. We accept the right of the parcel owners develop the property and profit from that development. No one objects to that.

But the proposal to turn it into an exclusive & private enclave goes against the spirit & ethos of the West Shore. It creates a sad division within the community. It's destructive and unnecessary. Homewood has been a destination for locals and tourists literally for generations. How many kids learned to ski at Homewood? How many families from all over California, as well as the world, have vacationed on the West Shore and enjoyed Homewood for its family friendly vibe as an alternative to the megaresorts? Why would you accept a plan to turn Homewood into a private, members-only bubble? What's the advantage to the community? What's the advantage to the county? Doing so will harm the community, create divisions, and negatively impact non-Homewood business & homeowners, and by extension their contributions to the county's cultural and financial wellbeing?

Please allow the owners of the Homewood property to develop, modernize, and profit from their ownership, but please do not allow them to destroy the fabric of the community, both culturally and financially, by creating an exclusive, exclusionary bubble within our community.

Thanks,
John Lyons

From: Ideasy@comcast.net <Ideasy@comcast.net>
Sent: 5/29/2023 5:02:15 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

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

Sent from my iPhone

From: Guy Jaquier <guy@ninetydegree.net>
Sent: 5/29/2023 11:39:58 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

To Homewood Regulators -

Our family, the Breuners, have continuously been property owners in Homewood since 1925 when we bought several properties here to escape the Sacramento summer heat and to enjoy the year round wonders of Lake Tahoe. We built our first cabin here in 1934 and have been frequent skiers at the Homewood Ski Resort since it first opened. We are proud to be nearing our "Homewood Centennial". We have witnessed the impacts of development and have supported efforts to protect this magical place, and to preserve it for future generations.

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Guy F. Jaquier

From: STEVEN BREUNER <Breuner@aol.com>
Sent: 5/29/2023 4:37:52 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

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Steven C. Breuner
c 412.370.5956

***You grow through
what you go through.***

From: Chris Fouts <cbfouts@mac.com>
Sent: 5/30/2023 3:07:55 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

To Homewood Regulators -

You may have had a flood of emails about this topic recently, but I just wanted to add my voice to the discussion to let you know how deeply saddened my family and I would be to lose Homewood. My cousins and I all learned to ski there, and we've spent decades skiing on Homewood's slopes. I'll include the form letter below, but suffice it to say that we would appreciate any and all efforts to keep Homewood available to the public. Surely there are some means to pursue this end.

Thank you,

Chris

—

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From: Steve Balsiger <stevebalsiger@gmail.com>
Sent: 5/30/2023 7:49:45 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

To Homewood Regulators -

I am a resident of the Rubicon HOA and am encouraged by the recent progress in favor of holding JMA/Discovery in compliance with the original 2011 master plan. However I continue to be concerned that the current momentum will be hard to sustain, especially when it is up against a strong developer with a lot of money to sway opinions in their favor.

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From: Herb & Frances <tahoepierces@gmail.com>
Sent: 5/30/2023 8:07:02 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

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From: Amy Rondoni <amyrondoni25@gmail.com>
Sent: 5/30/2023 1:23:15 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Please Keep Homewood Public

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From: Matt Stoecker <pvgriz@yahoo.com>
Sent: 5/30/2023 9:55:22 PM
To: HomewoodPlan <homewoodplan@trpa.gov>; Cindy.Gustafson <cindygustafson@placer.ca.gov>
Subject: Please Keep Homewood Public

Hello,

My parents bought our cabin near Sunnyside almost a half century ago to take my brothers and I skiing at Homewood nearby. Now we're taking our kids there. It's the perfect family mountain, easy with kids, and more affordable than elsewhere. Everywhere else is too far, too crowded, too much traffic, more driving and pollution, and too expensive. It is critical that our agencies protect our public access to this last remaining old Tahoe gem.

Thank you for your consideration

M.W

Tahoe Park, CA

Sent from mobile

From: Lynn Yale <lynnyale@yahoo.com>
Sent: 5/31/2023 7:18:27 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

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

Lynn and Michael Yale - Homewood second homeowners for over 30 years, skiing Tahoe Ski Bowl and Homewood for over 50 years

"Life is what happens when you are making other plans"

From: Nick Burns <burnsnick.e@gmail.com>
Sent: 5/31/2023 7:20:26 AM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: Homewood - What's the Plan? Where is the Public? What's the Price?

To Whom It May Concern,

I grew up learning to ski at Homewood in the 90's. My parents made an effort to teach me to ski and expose me to all the beauty Tahoe has to offer where we used the West Shore as a home base. Sadly, after my parents divorced, we stopped visiting the area for over two decades. After years of being unable to visit Tahoe, as I became a little more established in my career, I made it a goal to share the same experiences I had growing up with my family. My spouse and I recently purchased a small home in Tahoma, CA where we can enjoy the same amenities and teach our kids to ski and appreciate nature on the West Shore. It would be an unjust and shameful to see Homewood, a pillar of recreation and family fun and bonding, restricted to community members like ourselves. As good, paying customers, surely there's is a modified plan that can improve business at Homewood while revitalizing the property and allowing locals like my family to continue to enjoy the mountain.

Please, for the sake of families and locals all over Northern California, and, the precedent we're setting in this country when it comes to cost of living, keep Homewood public.

Thank you,

Nick Burns
209-403-8416

From: Doug Estill <douglasestill@gmail.com>
Sent: 5/31/2023 2:39:55 PM
To: HomewoodPlan <homewoodplan@trpa.gov>
Cc: Cindy.Gustafson <cindygustafson@placer.ca.gov>;
Subject: West Shore small businesses

Besides, the fact that JMA doesn't seem to be following the 2011 Master Plan, I think the real losers here are the tax payers of the West Shore, and in particular the small businesses that we all go to daily.

When the thousands of people that come here every winter to ski Homewood stop coming, because the mountain is private or unaffordable, what happens to the small businesses that are barely surviving?

All the
delis,
coffee shops,
bakeries,
small grocery stores,
rental shops
and restaurants that need the winter influx to survive will close their doors, and Tahoe City & The West Shore will become a ghost town that they'll write about for years to come!

So if you don't stop this, approximately 40 uber wealthy people get a house or condo, and the West Shore dies with your name attached to it.

Pls reconsider