

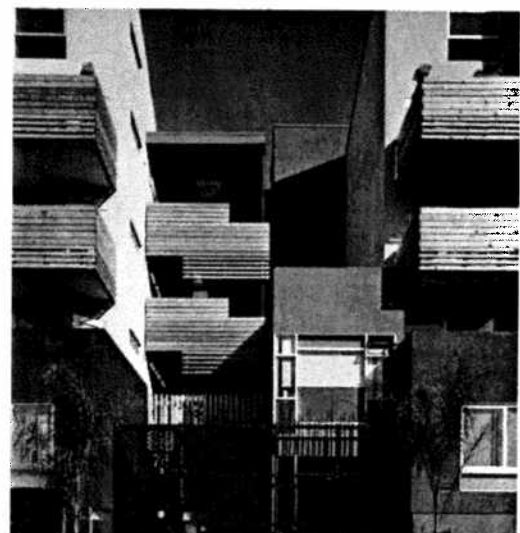
Homewood Mountain Ski Area Master Plan

FINANCIAL INFORMATION

Provided By BAE

TAHOE REGIONAL
PLANNING AGENCY

bae



Qualifications



Creating Sustainable Communities

Our metropolitan areas face unprecedented change. Scarce resources, climate change, traffic congestion, and changing lifestyles are leading to a reorganization of our cities using smart growth and sustainability principles.

The urban economist is critical to the process of creating sustainable communities. Questions of market acceptance, incentives, investor returns, public subsidy, costs/benefits, and infrastructure financing all play key roles in the transformation of cities and regions.

The challenges of creating sustainable communities require experts grounded in demographics, markets, public policies, and finance. BAE has earned national recognition as a leader in urban economics and development for public benefit. We go far beyond traditional services by integrating survey research, GIS, econometric models, and community involvement into our work. Our innovative research, hands-on development advising, and attention to quality achieve repeated success for our clients.

Celebrating our 24th year, BAE continues to fulfill its mission – to help create sustainable communities for generations to come.

Table of Contents

About BAE	1
Sustainable Regions	2
Bay Area Smart Growth Vision	2
Climate Change Planning and Initiatives	3
Environmental Stewardship and Sustainable Agriculture	4
Building for the Future: Housing Production in San Francisco	5
Innovation, Tech Transfer, and Universities	6
Revitalized Districts	7
The Presidio of San Francisco	7
Downtowns and Retail Districts	8
Economic Development Strategic Planning	9
NASA Ames Research Park	10
Transit-Oriented Development	11
Mare Island Naval Shipyard Redevelopment	12
Neighborhood and Community Development	13
Catalyst Projects	14
Pier 40 Redevelopment	14
New York City Urban Parks	15
Hotel Vitale	16
Fillmore Heritage Center	17
Portland Public Market	18
Affordable and Workforce Housing Projects	19
BAE Staff	20
Janet Smith-Heimer, M.B.A., Managing Principal	21
David Shiver, M.C.P., M.B.A., Principal	22
Matt Kowta, M.C.P., Principal	23
Ron Golem, M.C.P., Principal	24
Paul Peninger, M.C.P., Principal	25
BAE Awards for Excellence	26

About BAE

Since 1986, BAE has focused on creating sustainable communities by providing real estate economics and development advisory services to clients throughout the U.S. BAE's experience ranges from statewide policy studies to strategic planning to development projects. Our work reflects our commitment to excellence and dedication to the future of our places.

BAE's services include feasibility studies, strategic planning, revitalization, public-private transactions, public financing, fiscal and economic impacts analyses, and development advisory services. We have extensive work experience in:

- Smart Growth
- Revitalization
- TOD & Mixed-Use Development
- Economic Development
- Affordable and Workforce Housing
- Sustainable Agriculture and Food Systems
- Climate Change and GHG Reduction Actions
- Parks and Community Facilities
- Child Care and Social Services

Our key asset is our highly-skilled core team of staff members who have worked together for many years. Collectively, we bring our training in real estate development, city planning, geography, economic development, marketing, and public policy to every engagement. We pioneered the use of survey research to target urban housing products, created innovative GIS tools for smart growth planning, and provided real estate advisory services to some of the largest revitalization and sustainable development efforts in the U.S. BAE is the first urban economics practice to offer the services of in-house LEED accredited professionals.

The outstanding quality of our work has been recognized by the American Planning Association (APA), the Congress for New Urbanism, and other organizations through numerous awards for excellence. The *San Francisco Business Times* has recognized BAE as one of the 100 Largest Women-Owned Bay Area Businesses each year since 2000. BAE is a certified Green Business.

This document highlights some of our accomplishments. For more information, see www.bayareaeconomics.com or contact:

San Francisco Bay Area

Janet Smith-Heimer
510.547.9380
jsmithheimer@bael.com

Sacramento

Matt Kowta
530.750.2195
mkowta@bael.com

Washington D.C.

Nancy Fox
202.588.8945
nancyfox@bael.com

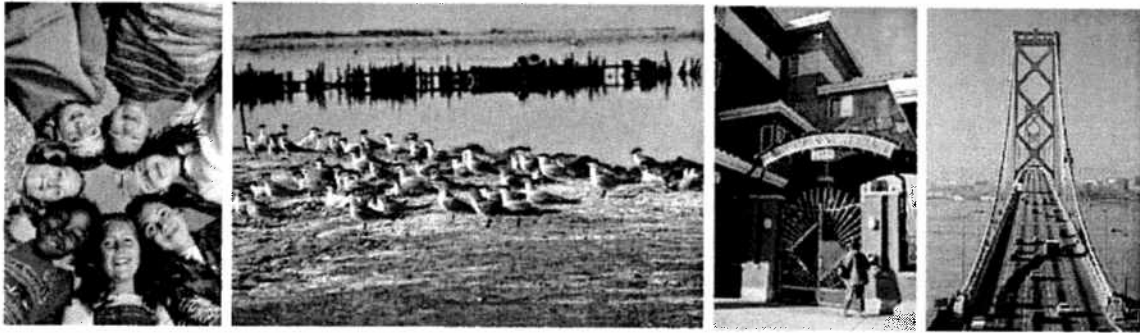
New York

Paul Peninger
212.683.4486
ppeninger@bael.com

Sustainable Regions

Bay Area Smart Growth Vision

Association of Bay Area Governments and Metropolitan Transportation Commission



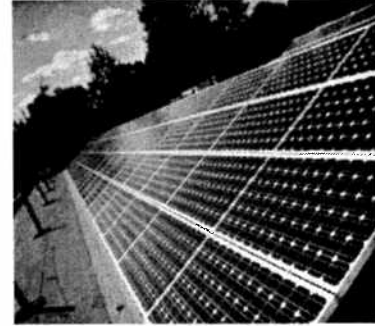
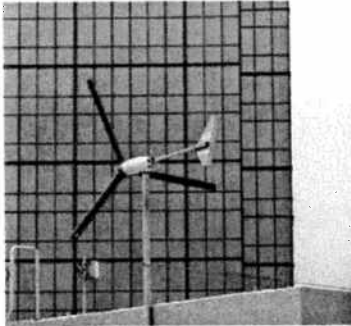
BAE served as the real estate economist on a team of consultants for this ground-breaking regional smart growth visioning project. The Bay Area region, consisting of nine counties with over seven million residents, needs to house an additional one million people by the year 2020. In an area already with severe traffic congestion and high cost housing, along with a strong appreciation for natural resources and environmental protection, the Smart Growth Strategy explored ways the region could grow over the long term.

Through a two-year process, five regional agencies led by the Association of Bay Area Governments undertook the Smart Growth Strategy and visioning process. The process was grounded in the principles of the “3 Es” of sustainability: environment, economy, and equity. The process commenced with the preparation of a briefing book profiling growth challenges, including the impacts of continued sprawl. Next, visioning meetings were convened in each county to interactively plan for future land uses integrating mixed-use and transit-oriented development. Participants had to find locations for a requisite number of new housing units, including affordable housing. Using a series of development prototypes provided to participants, three alternative visions were developed through these community meetings. Then the consultant team prepared a series of technical analyses of each alternative, including work by BAE regarding housing affordability, development feasibility, land use and equity case studies, and jobs/housing match (i.e., special indicators comparing the forecasted price of housing compared to local area wages from job growth and resulting household incomes). BAE also supported development of a video to accompany the project, showing how social equity issues were impacted and could be mitigated by smarter growth principles.

The Bay Area Smart Growth Vision has directly influenced planning in the region at all levels, including subsequent reorganization of how transportation funding is allocated. The Vision was recognized by the Congress for New Urbanism with a Charter Award in 2004.

Climate Change Planning and Initiatives

NASA Technology Partnership, San Jose CA, Berkeley CA, California APA



BAE has been in the forefront of integrating climate change into economic development and public policy, as highlighted below.

- **NASA Ames Technology Partnership.** BAE manages this innovative program under contract with NASA. The Partnership links scientific research partners at major Bay Area universities, private companies, and NASA to collaborate on key initiatives including biofuels, wind energy, and nano-technology.
- **San Jose Construction & Demolition Debris Diversion Program.** San Jose, with substantial new development and construction, sought to implement a rebate fee that encourages recycling of construction debris to reduce the waste stream. BAE estimated the volume of construction debris by type of material, tracked the capacity of recyclers to absorb the debris, and structured a fee program that would limit financial impact while simultaneously encouraging recycling. The program was unanimously adopted by the City Council in 2001.
- **Local Carbon Offset Program.** BAE was commissioned by a leading climate change organization to test the feasibility of developing a local community carbon emissions offset program in Berkeley, CA. The concept is to sell voluntary carbon emission offsets and invest the dollars into local, tangible reduction projects such as solar energy systems for area public schools. BAE analyzed the potential depth of the market for this concept, estimated the amount of potential annual revenue, and identified types of projects which would foster local community development.
- **Making It Green: Sustainable Economic Development.** BAE organized and moderated this panel on green economic development for the 2007 California Conference of the American Planning Association. Panelists presented on San Francisco's Clean Tech Initiative, San Jose's multifaceted approach to green building and recycling construction debris, Berkeley's greenhouse gas reduction goals for 2020, and statewide community development venture fund investments in green technology.

Environmental Stewardship and Sustainable Agriculture

Selected Clients: California State Parks, Stewardship Council, SAGE

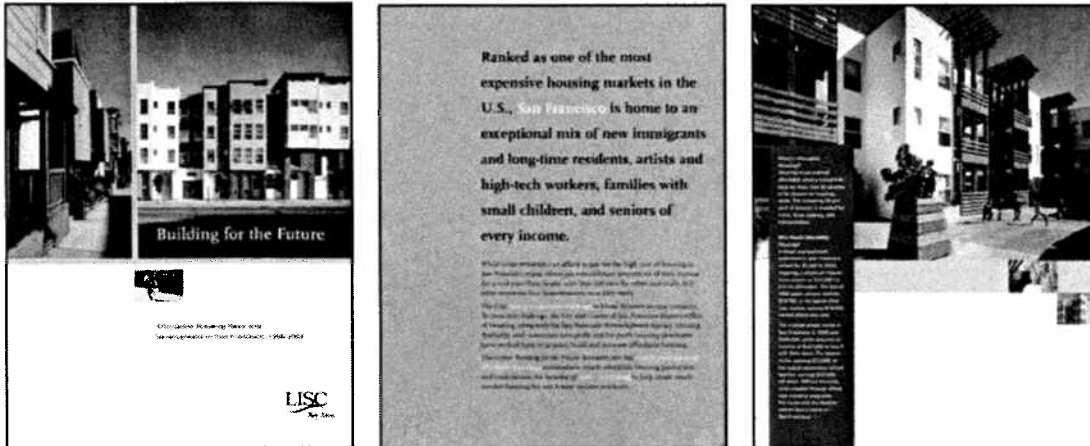


As policymakers seek to integrate urban development with the natural environment, the need to understand sustainable approaches to managing our food systems, open spaces, natural resources, and climate change impacts has grown dramatically. BAE has established a strong practice in key aspects of sustainable development including:

- **Pacific Forest and Watershed Lands Stewardship Council.** BAE is currently serving as a real estate and sustainability advisor to this non-profit organization created by judicial settlement to transfer over 144,000 acres of watershed lands throughout California and controlled by PG&E to public control.
- **Sustainable Agriculture Education (SAGE).** Through our affiliation with SAGE, BAE has worked on numerous sustainable agriculture studies and research projects. SAGE received grant funding to prepare a Toolkit for AgParks, a concept of creating sustainable agriculture at the urban edge to serve small-scale organic farmers. Subsequently, SAGE and BAE prepared a major assessment of sustainable agriculture in state parks for the California Department of Parks and Recreation, including recommended farmer RFP terms and conditions. BAE has also assisted SAGE in developing a demonstration AgPark adjacent to the historic Sunol Water Temple site in Alameda County.
- **California State Parks Foundation.** For the supporting institution to the state agency, BAE prepared a detailed report investigating potential revenue-generating sources. Our work explored a wide range of options for CA state parks including expanded lodging, yurt rentals, wind and solar power, enhanced web merchandising, and eco-tourism.

Building for the Future: Housing Production in San Francisco

LISC and City of San Francisco Mayor's Office of Housing, CA



BAE was engaged by the Bay Area office of the Local Initiatives Support Corporation (LISC) to provide a detailed analysis of prior affordable housing production and current unmet need, in support of a new San Francisco ballot initiative for additional affordable housing funds. A prior initiative, Measure A, had created the first-ever local bond program to finance affordable housing units in the most expensive housing market in the U.S. Although the bond measure was highly successful, many of the projects funded by it had not yet been constructed after seven years of allocations, due to the lengthy time period to entitle, finance, and construct housing in San Francisco.

BAE first developed an overview of affordable and workforce housing needs, for both ownership and rental units by household income level, for the City of San Francisco. Estimates were based on detailed analysis of 2000 Public-Use Microdata Samples (PUMS), the unpublished raw data from the long form of the U.S. Census which allows for cross-tabulation of income by household size and tenure. This needs analysis was then compared to affordable and workforce housing production since Measure A's passage in 1996. Estimating production of units by size and target income required extensive compilation and merging of four databases maintained by multiple funding agencies in the City, along with elimination of duplicate entries. The resulting analysis showed that although Measure A and other funding sources had produced more than 2,000 units (completed and under construction), the City had unmet need for substantial additional units across all income levels.

The study was prepared in conjunction with a Task Force appointed by the Mayor to recommend the structure of the proposed bond measure. BAE presented the results of the study to several Task Force meetings, with the PowerPoint presentation also used throughout the subsequent ballot campaign. BAE subsequently prepared special additional material for a workshop for elected officials to help broaden the understanding of affordable and workforce housing needs.

Innovation, Tech Transfer, and Universities

Selected Clients: Johns Hopkins University, California State University, Notre Dame, University of Louisville, University of California, Lawrence Livermore National Laboratory



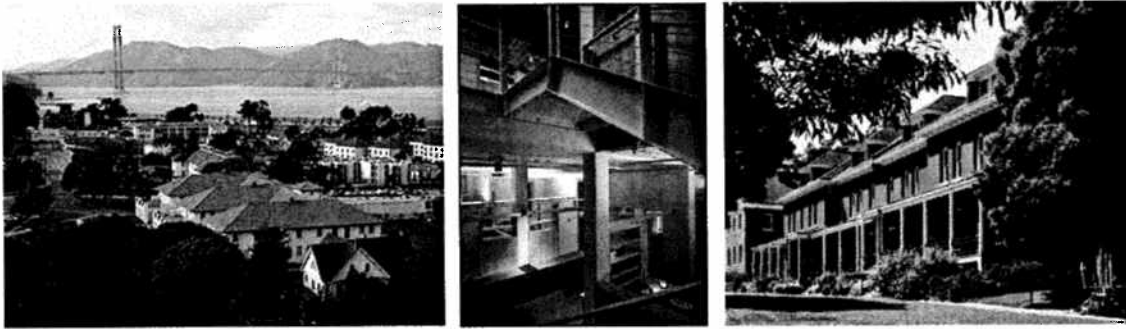
Universities throughout the U.S. have engaged BAE for development advisory, tech transfer, and economic analysis services. Examples of our work include:

- **University of California, San Francisco (UCSF).** BAE assisted the University with a complex transaction for its Mission Bay urban campus, which will provide critically-needed housing for researchers and staff at one of the largest bio-technology research facilities in the world.
- **Johns Hopkins University.** The University has repeatedly commissioned BAE to prepare economic benefits reports. We use state-of-the-art techniques to present research and technology, and assess the economic impacts of higher education on state economic development.
- **California State University System.** For one of the largest university systems in the world, we conducted a system wide faculty/staff housing needs assessment with strategic recommendations to assist with long-term planning.
- **University of California, Santa Cruz.** BAE analyzed the feasibility of a technology incubator as a joint project between the University and the City, including a survey of emerging home-based businesses.
- **Lawrence Livermore National Laboratory.** BAE evaluated the tech transfer and commercial applications potential of the largest laser in the world. BAE's work was used in Congressional testimony for the National Ignition Facility.
- **NASA Ames Technology Partnership Program.** BAE manages a portion of this initiative, bringing together leading scientists and private industry to conduct collaborative research on nano-, bio-, and info-technologies.

Revitalized Districts

The Presidio of San Francisco

National Park Service and Presidio Trust, CA



BAE has served as Development Advisor to the National Park Service and the Presidio Trust for this project since 1991. Initial work focused on market analysis and a solicitation process for the Main Post (350,000 square feet of historic structures), the Letterman Complex (one million square feet), the historic housing units, and several community facilities. For each solicitation, BAE developed the RFP, marketed the sites, and evaluated proposals. BAE then negotiated long-term leases and building rehabilitation agreements for more than 300,000 square feet of office, commercial, and community facilities space. BAE also created a detailed \$25 million operating budget for the Presidio, which was reviewed by OMB as part of the Congressional funding process. This work led to BAE's development of the Presidio Cash Flow Model, specifying revenue streams, capital improvements, and cost-sharing among tenants and occupants.

Subsequent BAE work has included an evaluation of in-house versus contracted property management for the 1,000 housing units, development of a business plan for revenue generation from the recreation portion of the Presidio, formulation of guidelines and sample lease documents for cell sites, telecommunications and utility rate studies, and creation of a Service District Charge (SDC) to recover the costs of providing municipal services. We have prepared infrastructure summary reports, assessed the historic tax credit values of major structures, and prepared Park Partner housing program guidelines. Most recently, BAE evaluated developer proposals for the reuse of the Mason Street warehouses for the Presidio Trust.

BAE also assisted in formulating the Presidio Trust Implementation Plan, which seeks to create a self-sustaining enterprise by 2012. Our work included coordinating cash flow analyses, along with a special EIS analysis of housing impacts and refinements to the housing leasing program for Park Partners. Due to our record of outstanding service, BAE has also been engaged to provide ongoing real estate and business planning services to other components of the Golden Gate National Recreational Area (GGNRA) including briefings to the U.S. Congress for special operating funding allocations and infrastructure improvement programs.

Downtowns and Retail Districts

Selected Clients: District of Columbia; Port of San Francisco; Cities of San Jose, Fremont, Stockton, Oakland, Davis, Roseville, Chico, and Portland



BAE has worked with numerous downtowns and retail districts to stimulate new retail attraction.

- **Stockton Waterfront.** For the City of Stockton, BAE led a year-long award-winning process to revitalize the historic waterfront. Work included extensive market research, community proposals, and development of a strategy that has been funded and implemented, including a centerpiece outdoor performance venue and youth sports complex.
- **Mixed-Use Projects on San Francisco Waterfront.** BAE has an on-call contract with the Port of San Francisco to evaluate developer proposals and negotiate public-private partnerships. We have assisted in complex negotiations for revitalization of the 400,000 square foot Piers 27-31 as a mixed-use urban recreation, retail and office complex.
- **Downtown Davis, CA.** BAE has actively conducted targeted studies of retail potential for the City of Davis. We also conducted direct marketing to specialty stores, and Matt Kowta, BAE Principal, served as chairperson of the Downtown Business Improvement District.
- **Uptown District of Washington, DC.** BAE led a team of consultants to analyze the potential for retail redevelopment, including convenience needs and ethnic specialty retail, resulting in a detailed implementation strategy for area revitalization.
- **San Jose Citywide Retail Study.** The City of San Jose commissioned BAE to conduct a citywide retail analysis to identify underserved retail neighborhoods. BAE utilized an innovative GIS approach to model existing retail sales compared to potential sales in order to graphically depict sales leakage and unmet demand by type of store.
- **Neighborhood Business Districts.** For small cities including Chico, Larkspur, and Avila Beach, and larger cities such as Pittsburgh, PA and Fremont, CA, BAE assessed retail and entertainment market demand, providing the foundation for district revitalization plans.

Economic Development Strategic Planning

Selected Clients: Portland, OR; Washington, DC; Baltimore, MD; Columbus, OH



BAE has prepared a wide range of economic development strategies, building on local strengths to create sustainable economies. We have worked for cities as diverse as Baltimore, MD and Portland, OR, and in economic sectors ranging from manufacturing to innovation to creative industries. We have conducted home-based business surveys, built partnerships between universities and tech-based start-ups, and created broadband access strategies. Examples include:

- **Job Centers Development Strategy.** In Columbus, Ohio, job growth is not only key to the economy, but the City depends on income taxes for its funding. Columbus's strengths include ample developable land, a strong workforce, and numerous research and educational institutions. The Job Centers Strategy involved a year-long citywide process to evaluate underutilized land, job density per acre, analyze long-term economic trends and emerging industry clusters, and formulate recommended land use strategies to attract key industries.
- **Port of Baltimore Industrial Land Study.** Like many older urbanized areas, the Port of Baltimore has experienced declining demand for industrial development and increased pressure for urban housing. This study assessed the long-term demand for industrial parcels in order to ensure a sustainable economy, balanced against housing needs.
- **Walnut Creek Economic Development Strategy.** This mid-sized suburb of San Francisco is a successful "edge city," with a thriving downtown, a strong financial services and R&D job base, and affluent neighborhoods. Growth pressure had resulted in prior limits on new economic development. BAE worked with a large task force to formulate a detailed 10-year action plan for economic development. Key recommendations included an emphasis on workforce housing, redevelopment of an aging industrial park, and relaxation of prior growth limits.
- **District of Columbia Economic Development Incentive Program.** BAE prepared a detailed analysis of incentives proposed for Washington, DC, including tax increment (TIF), wage credits, and abatements.

NASA Ames Research Park

NASA Ames, Mountain View, CA



NASA Ames is a world-class research facility working in nanotechnology, bio-informatics, information technology, and advanced life sciences. This former military facility, located in the heart of Silicon Valley, serves as a key engine for technology research and development in the region and the world.

BAE serves in a multi-faceted role for NASA Ames. As Development Advisor, BAE assists NASA with development of a 213-acre collaborative R&D business park. To initiate the process, BAE prepared the NASA Ames Economic Development Strategy, which bridged diverse stakeholder interests in sustainable development, economic development, and federal facilities management. BAE's Strategy received an *Award for Excellence* in 2000 from the Northern California Chapter of the American Planning Association.

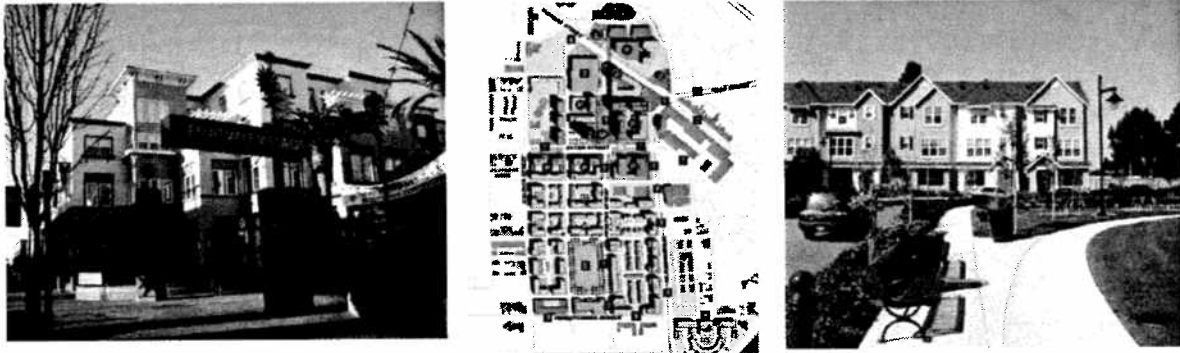
BAE's ongoing development advisory work includes preparing public/private leasing documents, analyzing financial returns from public-private partnerships, and coordinating cost-sharing agreements to improve infrastructure, renovate historic structures, and build new facilities. BAE coordinates partnerships with the University of California, Santa Cruz; San Jose State University; Carnegie Mellon University; and several community colleges. BAE also provides business planning services and management of developer solicitations for the SpaceWorld Museum, the NASA Conference & Training Center, and employee housing projects.

BAE also assisted NASA in complex ground lease negotiations with Google to develop a one million square foot green campus on the Ames site.

In 2004, NASA engaged BAE to manage its Technology Partnership program. This work involves intensive business development of technology research projects among regional universities, private companies, and NASA. One of the first events organized by BAE was a historic meeting of more than 100 scientists from NASA and the University of California, San Francisco to discuss topics for research collaboration.

Transit-Oriented Development

BART, WMATA, Sacramento RT, Valley Transit Authority, Portland MAX, CalTrans, Miami-Dade Transit, Seattle Sound Transit



From the urban core to suburbs, BAE has worked on dozens of TOD plans across the U.S.

- **Richmond, CA Transit Village.** BAE led the planning and implementation of the Richmond Transit Village, one of the first revitalization TOD projects on the West Coast. For this distressed downtown area, BAE worked with the City, BART, and residents to craft a plan and manage the developer solicitation. This resulted in Metrowalk, a successful market rate condominium project, along with extensive station improvements for the joint BART/Amtrak station.
- **CalTrans TOD Study.** BAE served as the economist on this extensive study of TOD across California and the U.S. to identify barriers and opportunities. BAE interviewed developers and lenders, and profiled successful projects throughout the state.
- **Prince George's County TOD Plans.** BAE has worked throughout this County for the Maryland Department of Transportation on innovative TOD mixed-use plans, including West Hyattsville, New Carrollton, and Central Avenue.
- **Portland, OR Interstate MAX Station Area Plans.** BAE worked with urban designers and the transit agency to develop plans for this extension of MAX through an underused corridor with substantial development potential.
- **Baltimore, MD State Office Complex.** This area of downtown Baltimore contains millions of square feet of outdated state office space. BAE assisted the State in analyzing the potential for redevelopment to create a new, transit-oriented office complex and support retail and housing. BAE then managed the developer solicitation and assisted in negotiations for the development agreement.

Mare Island Naval Shipyard Redevelopment

City of Vallejo, CA



BAE has worked with the City of Vallejo on the redevelopment of Mare Island since 1993. This former Navy military base contains 1,200 acres and three million square feet of built space, including historic structures.

BAE's initial work was commissioned as a follow-up to an Urban Land Institute panel on reuse. BAE prepared a detailed market analysis and business plan for redevelopment of the Island, covering housing, retail, heavy industrial, light industrial, office, education, live/work, and visitor attraction uses. BAE developed an interim five-year cash flow to create immediate revenues to the City upon base closure, as well as a 20-year detailed financial analysis of infrastructure improvements, phased new development, and rehabilitation of three million square feet of existing structures. The concepts developed by BAE have guided Mare Island's interim reuse, resulting in more than \$5 million per year in revenue to the City.

BAE subsequently supported the City during negotiations with the Navy on several landmark agreements, including the Economic Development Conveyance (which initiated the nation's first conveyance with transition funding by the military to the City), and the nation's first early transfer remediation agreement. Following a developer solicitation, BAE supported the City in its negotiations with Lennar to reach a Master Developer Agreement. This work included BAE participation in negotiating sessions and development of deal terms. Subsequently, BAE assisted in a new developer solicitation for Area 1, the planned business park portion of the Island. BAE provided advisory services to a subcommittee of the City Council charged with developer selection for this area. The Area 1 process led to a new series of negotiations with Lennar to implement the business park, with BAE supporting the City in the process.

BAE has also provided ongoing real estate economics services to the City of Vallejo on other major initiatives, including the Waterfront Development Agreement, the Downtown Development Agreement, and the Northgate Specific Plan area. BAE also completed the adopted Economic Development and Housing Elements of the Vallejo General Plan.

Neighborhood and Community Development

Selected Clients: District of Columbia; Atlanta, GA; East Palo Alto, CA; Savannah, GA; Richmond, CA; Sacramento, CA



BAE has worked extensively with the Mayor's Office in the District of Columbia to support the New Communities Initiative, which targets revitalization of blighted neighborhoods within the District. BAE's work over the past several years included market analysis to identify mixed-income housing demand, retail studies for underutilized shopping districts, and economic development strategies using tax incentive programs. In addition, portions of BAE's work encompassed HOPE VI initiatives to replace outdated public housing with contemporary affordable units. The New Communities Initiative spans more than a dozen key neighborhoods throughout central DC including Barry Farm, Lincoln Heights, and Georgia/Petworth.

BAE worked with the Atlanta Development Authority to evaluate redevelopment and revitalization opportunities in 10 major arterial corridors and neighborhoods in South Atlanta. As part of the analysis, BAE assessed the specific development opportunities in 30 nodes along these arterials based on input from area stakeholders and developers, coupled with evaluation of their readiness for development, market support, and available development sites. BAE then analyzed the effectiveness of available economic development tools against the conditions facing each node, and recommended strategies for each area.

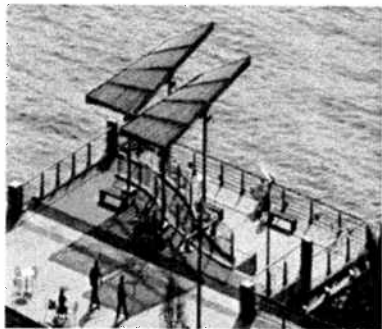
One of Savannah's traditional neighborhoods, West Savannah, has been targeted by political leaders to enhance its residential appeal and explore its potential to support new retail development. BAE was selected to help prepare a comprehensive revitalization analysis for the neighborhood. Our role included a detailed study of neighborhood dynamics, housing development options, and retail opportunities. The result was a successful revitalization strategy developed in close collaboration with neighborhood residents and stakeholders.

In Richmond, CA, the Nystrom neighborhood suffered from blight, disinvestment, and declining school quality. BAE was engaged by a local foundation to lead an intensive community development process, including participation by various resident groups. BAE conducted a community visioning process which identified opportunities for new teacher housing sites, enhanced recreation and community services, and healthy local food retailing.

Catalyst Projects

Pier 40 Redevelopment

Hudson River Park Trust, NY



Hudson River Park



The Hudson River Park Trust is a non-profit organization created by the State of New York to manage and develop a new five-mile park along the Hudson River in Manhattan. As part of the Trust's activities, it seeks private and non-profit development partners to reuse large pier structures to generate revenue, provide recreation, and create community benefits.

BAE was engaged by the Hudson River Park Trust in 2004 to reevaluate a range of concepts for the reuse of Pier 40, a 1.2 million square foot former passenger terminal. A prior solicitation for development proposals had resulted in a range of controversial reuse concepts without clear public benefits. Before initiating a new solicitation process, the Trust desired an assessment of reuse concepts that had both public benefit and revenue generation potential to fund park improvements.

BAE analyzed the market demand and potential benefits (financial, community, etc.) of numerous uses including destination retail, public food market, events center for non-profit organizations and the arts (modeled on the Fort Mason concept in San Francisco), aquariums, maritime recreational uses, educational facilities, and museums/cultural facilities. For each use, BAE profiled examples from around the world, interviewed New York regional stakeholders and potential users/developers, and evaluated the use according to specific benefit criteria and market demand. The BAE Market Scan also summarized the various uses per a set of evaluation criteria to identify risks, and recommended a series of next steps. The study was presented to Community Board as part of the process.

In mid-2006, the Trust engaged BAE to draft a new RFP for a master developer of Pier 40. BAE created an attractive document, developed national ads, and prepared an extensive, targeted mailing list. The Trust received several exciting proposals for the project from local and national developers. BAE is assisting the Trust in evaluating the submittals.

New York City Urban Parks

New York City Economic Development Corporation, NY

Governors Island Preservation and Education Corporation, NY



In the past several years, New York City has seen a resurgence in revitalizing its waterfronts and parks. BAE has assisted the New York City Economic Development Corporation (NYCEDC) with business planning for two major park initiatives.

The East River Waterfront Esplanade, planned to activate a stretch of the East River in Lower Manhattan, has been conceptually designed to mix recreational uses, including outdoor performance space, pavilions for community events, a marina, and food and retail vendors. This improvement project will also strengthen public use and revitalization of the South Street Seaport, adjacent to the Esplanade. BAE was engaged by the NYCEDC to analyze planned indoor and outdoor improvements, estimate operating costs for each phase of the improvements, and formulate and analyze potential revenue-generating options. Our work included analysis of case study parks using a range of revenue and operating methods, in and around New York City. The study assessed revenue potential for an indoor New Market building, multiple glass-walled pavilions, vendor kiosks, banners, private sponsorship, special events and performances, parking, and marina slip rental. BAE developed a phased operations cash flow model, with assumptions structured to test various management options including public agency, existing non-profit, and new non-profit. The Esplanade is currently moving forward into full design stage, and will soon commence construction.

The High Line, an abandoned freight rail line, runs through the dynamic Meatpacking District of Manhattan. Elevated above the street, the line has evolved into a lush landscape of wildflowers and habitat. Through the concerted efforts of area residents and the Friends of the High Line, the structure is being revitalized to provide an unusual outdoor park venue. BAE was engaged to analyze the potential revenue generation of numerous activities, including connection fees for private development projects, food and retail vendors, performances, restaurants, and special events.

Governors Island, a former military base, will also be a great urban park with a mix of commercial uses. BAE is part of the advisory team working on reformulating its next stage of development.

Hotel Vitale

San Francisco MUNI and Mayor's Office of Economic Development



BAE supported the San Francisco MUNI and the Mayor's Office of Economic Development in redevelopment of a former bus yard located at a prime site near the San Francisco Waterfront. BAE was first engaged to conduct a market and financial feasibility study of a boutique hotel project. Following MUNI Board approval, BAE assisted the City with a developer/operator solicitation and proposal review. BAE evaluated the five proposals received for financial return to the City, feasibility, and track record of the proposers. BAE also served on the interview panel, and provided advisory services.

The development team of Emerald Fund and Joie de Vivre was selected to build the hotel. BAE formulated the business terms for a 55-year ground lease with renewal options, and reversion of all improvements to the City. BAE participated in the negotiation process, and supported the City Attorney's Office to craft the development agreement and long-term ground lease. Issues resolved by BAE and parties to the negotiation included the timing of up-front payments, deferral of partial ground lease payments until the project achieved stabilization, logistical issues related to bus layover and transportation, and methods to ensure a quality operation of this flagship property.

BAE also drafted an Economic Benefits Report for review by the Budget Office and elected officials.

This long-term partnership between the MUNI and the development team will result in over \$300 million in revenue to the City of San Francisco. Hotel Vitale opened in 2004, and has enjoyed great success anchoring a thriving, revitalized San Francisco waterfront. The hotel is located across from the Ferry Building, along the Embarcadero.

Fillmore Heritage Center

San Francisco Redevelopment Agency, CA



Through an ongoing contract for on-call services with the San Francisco Redevelopment Agency, BAE has participated in several key projects over the past few years, including the Fillmore Heritage Center.

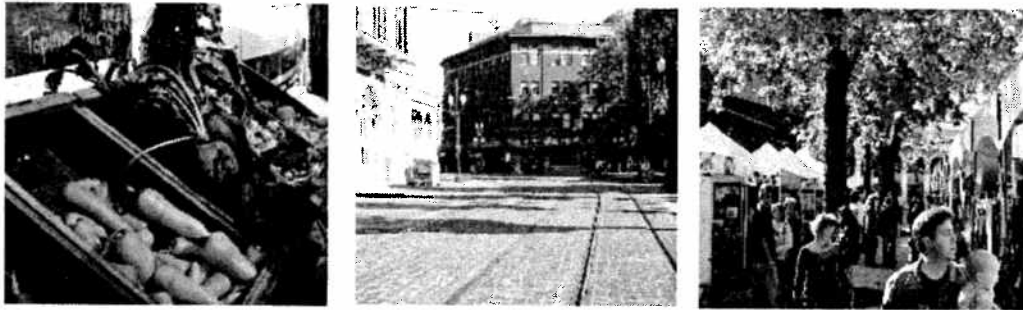
The Fillmore area of San Francisco was the historical home of numerous jazz clubs and restaurants, but has experienced decades of disinvestment. In the mid-1990s, the Agency selected a developer to create a major entertainment venue to restore this area's unique identity, but the project stalled. In order to reissue a feasible developer solicitation fitting market and financial conditions, BAE was engaged to analyze several land uses including hotel, movie theater, jazz nightclub, and housing. For each use, BAE prepared a market overview and financial pro forma. BAE worked with the community, through a series of community meetings, to discuss goals and feasible concepts.

Following completion of a concept for the anchor site with community consensus, BAE assisted the Agency in reviewing two developer proposals. BAE analyzed the financial feasibility of the selected proposal to refine the project so that it met Agency and community goals while minimizing public subsidies. BAE's work included identifying other funding sources, refining the development program's residential units to create more marketable and better-timed phases, reducing expensive underground parking spaces, and fine-tuning performance milestones to fund the developer's fees and profit.

The Fillmore Heritage Center, completed in 2007, contains a mix of uses including for-sale condominiums, rental apartments, a Jazz Heritage Center museum, several ethnic restaurants, and Yoshi's Jazz Club.

Portland Public Market

Portland Development Commission, OR



Portland's emphasis on sustainability has long been noted by planners around the world. As one of several initiatives to revitalize a historic area of downtown, the City and an advocacy group had been considering development of an indoor, year-round public market focused on fresh, locally grown food products. In order to test market and financial feasibility, the Portland Development Commission engaged BAE to conduct a year-long study, in collaboration with a 25-person task force.

BAE conducted the study in two phases. Phase 1 analyzed market demand for the Public Market concept, including extensive surveys of downtown workers, food merchants, and residents within a 1.5 mile trade area. From these surveys plus detailed demographic analysis, BAE developed a profile of likely shoppers, along with estimates of spending and resulting supportable square feet of vendor space. The Phase 1 study also included a special meeting of public market experts drawn from successful facilities in Vancouver, WA, and San Francisco, CA.

Phase 2 of the study focused on the pre-selected site for the Market, the historic Skidmore Fountain Building near the waterfront. BAE and its subconsultants assessed the physical structure and developed alternative schemes for expanding the building. BAE analyzed feasibility through a series of pro formas, including estimating the funding gap after incorporating New Market Tax Credits and private sources of financing. Since the Skidmore site currently houses the popular Saturday Market, an outdoor crafts venue, BAE also worked with this organization to incorporate its operations into the overall development scheme. Phase 2 concluded with a series of recommendations to implement the Public Market, including potential grant sources, a proposed management and operating structure, and methods to ensure equity in pricing and access to food products for all income levels. Phase 2 also provided a final development scheme, including detailed floorplans showing the mix of vendors and public spaces.

Affordable and Workforce Housing Projects

Selected Clients: BRIDGE Housing, The John Stewart Company, New Haven Housing Authority, A.F. Evans, Resources for Community Development, Seattle Housing Authority



BAE has completed numerous market and financial feasibility studies for Low Income Housing Tax Credit rental projects for a variety of non-profit and for-profit developers in California and New York. Projects analyzed by BAE include a 70-unit family project in Pleasanton; a 75-unit small family project in central San Francisco; a 125-unit senior project in Vallejo; a portion of a HOPE VI redevelopment project in Oakland, and several scattered site rehabilitation projects in Oakland. For each market study, BAE complied with state guidelines, including demographic analysis, review of competitive market-rate supply, rent adjustments for utility allowances, and a special demand estimate that incorporates pipeline supply to ensure market absorption.

BAE has also supported numerous HOPE VI projects throughout the U.S. In Seattle, we prepared a feasibility assessment of four alternatives for the Rainier Vista HOPE VI project per a settlement agreement between the Housing Authority and tenant groups. Our work involved analyzing alternative mixed-finance components, including workforce housing and market-rate single family homes. In Memphis, BAE completed a market analysis of affordable multi-family rental, for-sale single family, and elderly rental housing as part of the HOPE VI pre-development process. The market study recommended the unit mix, amenities, and rents appropriate for targeting moderate-income households to a mixed-income community. BAE also analyzed the market potential for the Quinpiac Terrace/Riverview HOPE VI project in New Haven, CT, including detailed demographic analysis along with a review of the current rental and for-sale housing markets.

Numerous private developers, both for-profit and non-profit, have also engaged BAE to conduct affordable and workforce housing market analyses in support of their project planning. Our work includes rent studies of city employees and teachers for Treasure Island in San Francisco, an innovative workforce ownership project priced at 120 percent of median income in San Francisco, a survey of affordable housing needs for workers at Disney World in Florida, and a major survey of downtown employees in the City of Miami to analyze market segments for strategic housing planning for 100,000 workers.

BAE Staff

BAE staff members have extensive experience in urban development, city planning, and real estate economics.

Managing Principal

Janet Smith-Heimer, M.B.A.

Principals

Ron Golem, M.C.P.

Matt Kowta, M.C.P.

Paul Peninger, M.C.P.

David Shiver, M.C.P., M.B.A.

Vice Presidents

Simon Alejandrino, M.C.P.

Nancy Fox, M.U.P., AICP

Kei Hayashi, M.P.A.

Raymond Kennedy, M.A.

Senior Associates

Keren Costanzo, M.R.P.

Steven Murphy, M.C.P.

Sherry Rudnak, M.A., LEED AP

Tessa Munekiyo, M.C.P.

Associate

Rebecca Schenck, M.R.P.

Analysts

Alex Werth

Jessica Kondrick

Caitlin Drogin

Administration

Shari Salis, Administrative Manager

Wendy Doud, Marketing Manager

Lisa London, Administrative Assistant

Ajila Hart, Accounting Assistant

Janet Smith-Heimer, M.B.A., Managing Principal



Janet manages the Emeryville, CA, headquarters office and directs most of its projects. She has specialized in real estate economics and development for more than 25 years, and is a nationally recognized expert in affordable housing, economic development, and public/private partnerships.

Since founding BAE in 1986, Janet has managed assignments for some of the largest public-private projects in the U.S. Her work includes transaction structuring and city agency support for numerous urban projects in San Francisco including Piers 27-31, a mixed-use waterfront recreation and urban entertainment complex; the Old Mint, a historic reuse project; Hotel Vitale, a boutique hotel on publicly-owned land; and the Presidio of San Francisco, one of the world's largest sustainable development projects. She has also provided strategic planning, market and financial analysis, and negotiation support to major reuse projects such as the conversion of Mare Island Naval Shipyard to a mixed-use community, and the reuse of Pier 40 on the New York waterfront.

Janet has directed many economic development strategic planning processes for cities ranging from a suburban edge city to a distressed waterfront industrial community. She has also directed numerous downtown and business district revitalization strategies, including work in Phoenix, Seattle, Portland, Oakland, San Jose, Chico, Sacramento, and Stockton. Many of these assignments included resident shopper surveys, detailed leakage analyses, identification of new stores, and detailed action plans for implementation. She has also managed job attraction strategies, incubator feasibility studies, and policy studies of economic initiatives.

Janet also has strong expertise in housing, including affordable and market-rate product types. She has managed feasibility studies for downtown housing, transit-oriented housing, luxury subdivisions, condominium conversions, and employee housing programs. She has developed in-depth knowledge of elderly housing products, and has worked on the development of affordable housing, including for-sale units for low-income households, SROs, HOPE VI, and rental projects. She wrote *The California Affordable Housing Cost Study* (1993) as well as numerous policy analyses of affordable and special needs housing programs for state, regional, and local agencies and business groups.

Janet has served as a lead instructor for the Urban Land Institute (ULI) Real Estate School, and speaks regularly at UC Berkeley and at many professional conferences. Her articles have been published by ULI and the California Debt Advisory Commission. Janet received an M.B.A. with a specialization in Real Estate Development from Golden Gate University, and a B.U.P. from the University of Cincinnati. She is a member of ULI, APA, IEDC, and CNU. She serves as Board Chair of Sustainable Agricultural Education (SAGE), a non-profit devoted to the urban-rural edge. She is a member of the Advisory Board for the publication *Next American City*, has served on several event committees for ICSC, and serves as Co-Chair of the Sustainability Commission in Albany, CA.

David Shiver, M.C.P., M.B.A., Principal



David Shiver has over 25 years of experience in feasibility analysis, transaction structuring, negotiations, and marketing aspects of publicly owned real estate development projects. His experience in land acquisition, due diligence, project entitlements, marketing, leasing, negotiations support, and property disposition all enhance BAE's "hands-on" approach to development advisory services.

Since 1997, David has led BAE's work in economic development and real estate advisory services for NASA Ames, a national advanced research facility on 2,000 acres, undertaking development of a collaborative R&D park for Silicon Valley firms and major universities. His work has involved strategic planning, developer solicitations, major long-term and short-term lease negotiations, and financing for infrastructure. With David's assistance, NASA Ames has pioneered public-private R&D facilities, engaging leading researchers through both synergistic co-location and joint research projects.

Since 1994, David has also provided real estate and business advisory services to the National Park Service and the Presidio Trust for the conversion of the Presidio of San Francisco from a military base to a national urban park and mixed-use development. The Presidio is one of the largest sustainable development projects in the history of the U.S. David's work has included formulating a \$25 million detailed operating budget, creating an operating cost-recovery program which has generated more than \$16 million since its implementation, and supporting more than 25 lease transactions. For the Trust, David has also completed studies of commercial leasing, property management, maintenance, telecommunications, and utility business issues. He also managed a project team that formulated a comprehensive financial model for the Presidio Trust Implementation Plan as well as a housing leasing and management plan for the Presidio's 1,100 housing units.

David also leads BAE's ongoing work for the San Francisco International Airport, which includes developing specialized marketing materials for attraction of international passenger airlines, as well as supporting bond issuance through on-going analysis of the region's economic trends and performance. Other experience includes providing leasing and property disposition expertise to BAE military base conversion assignments ranging from Naval Air Station Alameda to the Mare Island Naval Shipyard. He served as senior staff for *Recommended Practices for California Redevelopment Agencies* (CDAC, 1995). David has completed development feasibility studies for transit-oriented development projects, university housing projects, and led major work for the California Parks Foundation on revenue-generation strategies for California's state parks.

David received a B.A. in Public Affairs from the University of Chicago, and an M.C.P. and M.B.A. from the University of California, Berkeley. He is a member of the Urban Land Institute, Congress for the New Urbanism, Society of Campus and University Planners, and International Economic Development Council.

Matt Kowta, M.C.P., Principal



Matt manages BAE's Sacramento area office, and has worked in the field for over 15 years. He specializes in public finance, fiscal impact, affordable housing, redevelopment, and strategic economic development. Throughout his career, Matt has pioneered innovative techniques in economic analysis to meet the challenges of contemporary urban development.

Matt has managed numerous economic studies for projects located throughout the Sacramento region, including the public facilities financing plan for The Villages of Zinfandel, an 820-acre mixed-use project in Rancho Cordova; a revitalization strategy for the Florin Road corridor shopping district; comprehensive economic development strategies for the Cities of Citrus Heights and Woodland; and the economic analysis for the Sacramento Waterfront Master Plan Update. Under his leadership, BAE has been at the forefront of economic analysis for transit-oriented development in the Sacramento region, including the economic analysis for Sacramento Regional Transit's landmark Transit for Livable Communities study of transit-oriented development potential throughout its light rail system, and the Downtown-Natomas-Airport Light Rail Alternatives Analysis study.

Other studies conducted for a diverse range of project types located throughout northern California include real estate market analysis and development feasibility analysis; economic studies in support of general plans, specific plans, and other long-range planning efforts; fiscal impact analysis; affordable housing needs studies and strategies; incorporation advisory services for the establishment of new cities; and numerous other specialized economic analyses tailored to the unique needs of BAE's clients.

Matt has also managed projects in locations ranging from the San Francisco Bay Area to Reno/Tahoe, Oregon, Washington State, and Colorado. His experience spans the full continuum of the development process, from long range planning and pre-development through redevelopment and revitalization. He has provided expert witness and litigation support services to public agency and private sector clients, including sworn testimony on behalf of property owners for cases involving First Amendment access to private property for expressive purposes. He has also supported ongoing litigation over revenue sharing arrangements for a newly incorporated community.

Matt earned a B.A. in Geography from UCLA and a Master of City and Regional Planning from University of California, Berkeley (UCB). He has lectured at UCB, UC Davis, the California Downtown Association, the California Local Agency Formation Commission, and the Urban Land Institute Real Estate School. He is a member of professional organizations including the Urban Land Institute, American Planning Association, International Economic Development Council, and California Association for Local Economic Development. He currently serves on the Board of Directors for the Davis Downtown Business Association, a California Main Street Community.

Ron Golem, M.C.P., Principal



Ron Golem specializes in strategic business planning, sustainable development, TOD, and public-private projects. His experience spans affordable housing, recreational facilities, conference centers, office and retail projects, urban parks, and non-profit facilities. Ron leads projects for both the Bay Area and New York offices of BAE.

One of Ron's unique specializations is business planning for community facilities with an enterprise component. For the Port of Oakland, he prepared a business plan for a waterfront park and meeting/education facility adjacent to a multicultural neighborhood, including formulating program and operating partnerships, financing, and new management structures for implementation. For NASA Ames, he conducted a feasibility study and led a private developer solicitation for a major conference facility serving the Silicon Valley scientific and education/research community.

Ron has also worked on numerous urban park assignments, helping to fund and develop world-class destinations. He managed BAE's operating study work for the New York City Economic Development Corporation on the East River Waterfront Esplanade and High Line Park, as well as analysis of developer proposals for Governors Island.

Ron has deep expertise in transit-oriented development, including work on the Baltimore State Center (MD), the downtown San Leandro BRT TOD Plan (CA), the West Hyattsville station (MD), the New Carrollton station (MD), the Southeast Seattle light rail corridor (WA), the Interstate MAX (OR), and major TOD studies for Caltrans and the National Transportation Research Board. He has interviewed numerous lenders and developers on TOD issues, and conducted feasibility analysis on mixed-use projects throughout the U.S. Ron has also led several key affordable housing projects, including the controversial analysis of workforce inclusionary housing requirements for the Fort Ord Reuse Authority. He managed a HOPE VI revitalization strategy and application process, and led several BAE engagements with KB Home, one of the nation's largest home builders.

Prior to joining BAE, Ron served as Real Estate Specialist at the Presidio for the National Park Service, where he negotiated agreements generating over \$18 million in new revenues. He also formulated the business plan for reuse of Fort Baker as a unique public-private conference center, including creating a new non-profit organization to leverage private investment and fund programs for public education. Ron has also served as Asset Manager for private real estate companies, managing the renovation and leasing of two million square feet of commercial space.

Ron holds two degrees from University of California, Berkeley: an M.C.P. with a specialization in Project Development and a B.A. in Economics. He is a member of the Urban Land Institute (ULI) and the American Planning Association, and has served as a ULI Advisory Panel Member for projects involving large mixed-use redevelopment and transportation corridor improvements.

Paul Peninger, M.C.P., Principal



Paul Peninger leads projects for BAE throughout the U.S., including New York, California and the Mid Atlantic region. Paul brings a unique national perspective on best practices for urban development, affordable housing, economic development, and sustainability to all of his projects. He is also recognized as an expert in urban policy, community development finance, and real estate transactions.

In New York, he has led projects ranging from an economic impact analysis of the Moore Street Public Market in Brooklyn to a development feasibility study of a key retail site at the AirTrain station in Jamaica, Queens. A leading housing policy expert, Paul has successfully led affordable and workforce housing plans and implementation projects in communities across the United States. Paul is also a specialist in sustainable economic development, and recently served as Principal-In-Charge for a comprehensive economic development analysis of an industrial area located adjacent to transit-oriented development in Alexandria, Virginia.

As a former Program Officer for LISC Bay Area, Paul has extensive experience using existing financing tools as well as developing new gap financing and bridge loan products for community development and affordable/workforce housing. His experience spans a full range of layered financing models for both rental and ownership projects, including limited equity cooperatives, New Market Tax Credits, Low Income Housing Tax Credits, and other mixed-income financing techniques for affordable and workforce housing. He is well versed in lending practices and policies used by FNMA, community reinvestment lenders, workforce housing equity funds, pension funds, and other investors and developers in this category of residential development.

Paul served from 1996 through 1999 as an Associate at BAE, and from 2000 through 2004 as a Senior Associate. In 2004, he joined LISC Bay Area as a Program Officer responsible for homeownership and commercial real estate loan underwriting, training and technical assistance and public policy development. While at LISC, he underwrote loans and grants supporting retail, office, community facilities and affordable housing projects across the San Francisco Bay Area. He has also served as Research Director for the Non Profit Housing Association of Northern California (NPH), where he worked extensively on statewide and federal legislation and regional and national housing policy studies. Paul rejoined BAE in 2008 as a Principal.

Paul earned a B.A. in Politics from the University of California, Santa Cruz, and an M.C.P. with a concentration in Housing and Community Development from the University of California, Berkeley. He is a lecturer in urban economics for the UC Berkeley Masters of Urban Design program, and has served as an Advisory Panel member for the Urban Land Institute in Pittsburgh, PA. Paul is a member of Urban Land Institute and the American Planning Association.

BAE Awards for Excellence

Stewardship Council Land Conservation Plan

Association of Environmental Professionals' Award for Outstanding Environmental Resource Document (2009)

Google High Technology Campus, NASA Ames Research Center

Silicon Valley/San Jose Business Journal Deal of the Year Award (2008)

San Leandro BRT Station Area Planning EIR for the City of San Leandro

Northern California APA Award (2008)

San Leandro Downtown Transit-Oriented Development Strategy

ABAG Growing Smarter Together Award (2008)

23rd Street Specific Plan for the City of San Pablo

Northern California APA Award for Best Practices for Planning Implementation (2008)

West Savannah Neighborhood

Outstanding Implementation Plan, Georgia Section, American Planning Association (2007)

Early Care and Education for All Plan for Alameda County

Contribution to Women and the Family Award, Northern California Section, American Planning Association (2007)

Alameda County Child Care Needs Assessment

Northern California Section, American Planning Association (2006)

Coyote Valley Vision

Charter Award, Congress for the New Urbanism (2005)

West Hyattsville Transit Oriented Development Strategy

AASHTO Best Project of the Year Award (2004)

Livermore General Plan

Northern California Section, American Planning Association (2004)

Presidio Trust Management Plan

ULI Award for Excellence (2006)

NASA Research Park

Real Property Innovation, U.S. General Services Administration (2003)

Bay Area Smart Growth Strategy

Charter Award, Congress for the New Urbanism (2003)

Interstate MAX Station Area Plan

Oregon Chapter, American Planning Association (2002)

Avila Beach Specific Plan

California Chapter, American Planning Association (2001)

NASA Research Park Economic Development Workbook

Northern California Section, American Planning Association (2000)

Headquarters:
1285 66th Street
Emeryville, CA 94608
510.547.9380 voice

New York Office:
121 West 27th Street, Suite 705
New York, NY 10001
212.683.4486 voice

Sacramento Office:
803 Second Street, Suite A
Davis, CA 95616
530.750.2195 voice

Washington DC Office:
1436 U Street NW, Suite 403
Washington, DC 20009
202.588.8945 voice

From: Jmtornese@aol.com [mailto:Jmtornese@aol.com]
Sent: Tuesday, March 15, 2011 12:36 PM
To: Arthur Chapman; David Tirman
Cc: Mason@FriendsWestShore.org; ronsallygrassi@mac.com
Subject: March 8 Meeting Notes and Questions
Dear Art & Dave,

It was good to meet with you on March 8. Here are some notes of the meeting to confirm our understanding of some of the new information that was provided. Please correct or clarify anything that is not accurate.

Attendees: Art Chapman, Dave Tirman, Mason Overstreet, Ron Grassi, Judi Tornese

I. Financial Information

1. Operating losses from the ski facility from 2006 through 2009 were almost \$5 mil. total, specifically \$762,000 in 2009 and about \$500,000 in 2008.

2. Info was provided on the number of additional skiers needed mid-week to make a profit/break-even on the ski facility. Could you please verify or correct the following math that I think was provided:

2009 Operating Loss was \$762,000 divided by \$55/ticket = 13,855 tickets needed to be sold divided by 60 mid-week days = 231 more skiers needed during mid-week.

2008 Operating Loss was \$500,000 divided by \$55/ticket = 9,091 tickets needed to be sold divided by 60 mid-week days = 152 more skiers needed during mid-week.

How did you arrive at the need for 400 additional skiers mid-week?

3. Alternative #1 is forecasted to project an annual net profit of about \$360,000, including a \$400,000 charge for capitalization of reserves (projected lift replacement cost of \$10 - 12 mil.). Alternative #6 projects an annual net profit of about \$104,000 also after the charge for capitalization reserves

II. Land Use

1. The 20 lock-off rooms (part of the 2 BD condos at the hotel) will not be included as separate units in the project. Without having lock-offs, the unit count goes from 349 to 329.

2. It was stated that there might not be a need to transfer any soft coverage from the mountain to hard coverage at the base.

3. Some 300,000 sq. ft. of land has been restored, with another 500,000 sq. ft. committed for future restoration.

4. It is difficult to determine the proposed population since the final number of bedrooms per unit has not been finalized (but should be at least 2 bedrooms per condo/residential unit).

III Traffic

1. Employees will be required to use shuttles for commuting.

2. Resort service vehicles are included in the traffic study in the DEIR/EIS.

3. 10 Dial-A-Ride vehicles are planned vs. 3 vehicles as stated in the DEIR/EIS

IV Height

1. The Placer Co. & TRPA methods for height measurement were reviewed, using a visual provided by Art.

2. Buildings closest to Highway 89 are 32 ft. high with a 45 ft. setback. No retaining walls will be set at road frontage. The hotel will be 4 1/2 stories and will be about 300 ft. back from Hwy 89.

V. Environmental

1. 2.25 bil. gallons of water per yr (runoff and well) are available for the resort.
2. The Truckee River Operating Agreement allows Heavenly and HMR to take 600 acre/ft. of water per year from the Lake, if necessary.
3. HMR will contribute to a water treatment facility.
4. There will still be run-off water flow to the lake.

VI Parking

1. The proposed parking garage will be the same height as the Maritime Museum. The top of the spire will be at 40 ft..
2. For the 10 busiest days of the ski season, 64 acres will be used for overflow parking.
3. Gravel lot currently parks 100 cars. Proposed parking garage will park about 270, an increase of 170.

VII Employee Housing and Parking

1. Employees will not be allowed to park on site - will be required to take the shuttle.
2. During peak activity, there are currently about 200 employees, with an additional 180-200 proposed for the project.

VIII Other

1. Tahoe Ski Bowl Way will be a private street with no public access. The 16 duplexes will be located at the end of the cul de sac (currently conceptual in the DEIR/EIS). That new development area is not within the FEMA 100-year flood plain area.

In addition to the one question under Financial Information above, could you also provide answers to these questions:

1. What is the actual sq feet of build-out for each building and in total for the entire development? Dave, you had previously mentioned that the total build-out, without the garage, was over 700,000 sf.
2. What is the proposed hard coverage square feet for each of the North Base, South Base and Mid-Mountain development? You referred us to Table 14.56 in the DEIR/EIS but that map does not provide a comparison of current hard coverage square footage (which is 288,277) vs proposed.
3. What is the actual height in feet for each building (14 buildings on north base, 3 on south base plus mid-mountain structures)? Where is this info provided in the DEIR/EIS?
4. Placer Co. requires employee housing to be at least 50% of housing demand generated by the project. Is there a detailed plan for employee housing off-site, in addition to on-site housing?
5. What is the plan for evacuation of people in the event of a major fire in the Homewood area?

We appreciate your willingness to answer our questions and help us to better understand the details of the proposed resort. We look forward to hearing from you.

Thanks,
Judi



JMA Ventures, LLC
P.O. Box 3938
Truckee, CA. 96180

530.582.6080 main
530.582.1851 fax

Art Chapman
Chairman
Direct: (530) 582.6084
achapman@jmaventuresllc.com

14 October 2011

TO: Placer County North Tahoe Regional Advisory Council (NTRAC), Placer County Planning Commission & Board of Supervisors, TRPA Governing Board and Advisory Planning Commission

RE: Response to Friends of the West Shore Alternative Development Plan (33% Reduction in Units)

As a point of clarification, per the recent proposal submitted by the Friends of the West Shore to Placer County and TRPA involving the reduction of the size of the Homewood Project by 33%, we offer the following response.

First, we would like to point out that over the past 4 years we have met with many members of the Friends of the West Shore to hear their concerns about the project. In response to their concerns, as well as comments from other community members, we have made numerous changes to the project from scale to massing to reconfiguration of buildings.

Secondly, we would like to outline the financial drivers behind our project as well as point out questions that remain (at this point) unanswered.

- The unit count for the Homewood Ski Area Master Plan has been carefully designed to generate a sufficient number of skiers to keep the ski area open.
- The unit count for the ski area is also designed to reduce the number of visitors to the resort on weekends and holidays and to create a bed base that will attract more visitors during mid-week, non-holiday periods.

We have carefully studied options for decreasing the unit count/scale of the project. Following is an overview of our study-to-date including questions we have yet to find answers to.

- If you reduce the number of units, how do you make up the loss of skiers to sustain Homewood's operation?
- You cannot count on additional commuters or day skiers. We have repeatedly tried this approach and found that skiers are not willing to drive another 30-40 minutes past Squaw Valley, Alpine Meadows and Northstar to ski at an inferior ski area.

- You cannot increase the number of skiers on weekends because the local roads and parking availability can't handle an increase
- A decrease in unit count and sales also reduces revenues that are needed to replace aging lifts (a cost of \$10-12 million), build a mid-mountain lodge, construct the Homewood bike path, pay for continued soil restoration and water shed protection, contribute to the construction of the Tahoe City by-pass, continue fire protection work including participating in the purchase of new fire fighting equipment and many other obvious community benefits.

In short, we ask that when community members present alternative unit counts for the Homewood Mountain Ski Area Master Plan project, they answer the fundamental question of how to generate additional funds to sustain operations while bringing about the benefits this project is poised to produce.

A handwritten signature in black ink, appearing to read 'Art Chapman', with a stylized, cursive script.

Art Chapman
Chairman
JMA Ventures LLC
Homewood Mountain Resort

Comments to the TRPA Board of Governors concerning the Homewood Mountain Resort.

November 5, 2011

My name is David Powell and I have a home about 150 ft from Homewood Mountain Resort (5095 Sacramento Ave.) I was a member of the West Shore Citizens Advisory Committee that helped generate the West Shore General Plan adopted on October 19, 1998. I have also been a member of the Homewood Homeowners' Association Board of Directors since 2002 and I am currently serving as President of the Association. Our members have various views on the project; however, no poll has been conducted so I am unable to report on the overall stance of the membership. The remarks below are my personal views.

I am very much in favor of developing the ski area so that it becomes a viable business that can survive over the long term. I ski there often and never get tired of the beauty of the area and am certain that it is one of the best views of any ski area in the world. I view a transformation of the ski area into a sustainable business as a way to share this gem with others from around the state, country and world. I am convinced that the level of development presented in Alternate 1A is required in order to create a business that will preserve the ski area for the foreseeable future. As to the other alternates, I am firmly opposed to 2 and 4, i.e., do nothing or close the ski area. I also feel that Alternates 3 and 5 are less desirable than 1 or 6; in my view they are both inferior projects. Based on the need to increase the average midweek revenue, I do not believe that Alternate 6 will be adequate to support continued operation of the ski area. In addition, Alternate 6 has a denser and less desirable north base design with the addition of the multifamily housing.

I often hike through the ski area in the summer and have witnessed firsthand the large effort that JMA has made to create a healthier forest and to restore some of the roads back to their natural state. I am also very impressed with the overall concern for the environment and energy efficiency in the design of the structures. The project will set an excellent example for future ski area projects.

I previously expressed concern about increased summer traffic at the May 2010 meeting of the TRPA BOG and I encouraged mitigation by suggesting that HMR financially support a revised intersection at the Tahoe City Y. I am pleased to see in the Revision to the Draft EIR/EIS that HMR will supply their fair share of financial support to modifications of the Y when that project design and funding is complete.

Bottom Line: My primary message is to express my strong support for the approval of this project that will provide long term viability of the ski area in an environmentally friendly manner.

Thank you.



Dave Powell
1200 Pilarcitos Ave
Half Moon Bay, CA 94019
650-712-9015

RECEIVED

NOV 07 2011

TAHOE REGIONAL
PLANNING AGENCY



RECEIVED

NOV 07 2011

TAHOE REGIONAL
PLANNING AGENCY

October 12, 2011

Placer County
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95602
Attn: Maywan Krach – cdraecs@placer.ca.gov

Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449-5310
Attn: David Landry – dlandry@trpa.org

RE: Homewood Mountain Resort FEIS partial comments

Dear Commissioners, Council Members, Supervisors and Governing Board Members,

The League to Save Lake Tahoe appreciates the opportunity to provide input on the FEIS in the early stages of the comment period. The League will continue to thoroughly review and provide continued comments throughout the project approval process. The comments today are focused on the FEIS responses to the Transportation Chapter.

The League DEIS comments addressed many inadequacies presented in the traffic analysis. As shown below the FEIS failed to adequately address these concerns. The impact of this project to air quality thresholds is significant. However, without an adequate traffic analysis, these impacts to air quality standards are not being accurately represented. Prior to project approval, a traffic study must be performed that address the issues detailed below.

Winter Traffic Volumes

Day of week and Time of Day

In DEIS comments the League addressed the issue of peak winter traffic being accounted for at the incorrect time. The traffic study looks at Friday afternoon rather than Saturday afternoon. The League documented on page 36 of our comments that the TRPA uses Saturday afternoon for winter traffic volumes (Mobility 2030: Transportation and Monitoring Program). The League asked for a Saturday afternoon traffic count as this is the standard. The FEIS does not acknowledge that the traffic consultants are not following the standard for traffic count by choosing Friday PM over Saturday PM. The FEIS provides assumptions on why they believe a Friday count is better, but gives no evidence.

Assumptions are not reasons to throw away a standard for when wintertime peak is measured. By not providing a traffic count for Saturday PM, the FEIS is not adequately evaluating the impacts of this project. To our knowledge no other projects have used Friday PM as the peak time for winter. It would be fine for the EIS to examine both Friday and Saturday if desired, but excluding Saturday provides an inadequate analysis. Friday deals with influx of hotel guests, but Saturday deals with day skiers leaving the resort as well as guests traveling to amenities in Tahoe City and elsewhere.

Estimated traffic counts

The FEIS fails to address the concern raised in comments that winter traffic volumes were estimated rather than counted. The League raised the concern that the DEIS assumes that a winter traffic count is 75% of the traffic count when in fact winter counts could be higher (page 36 of League comments). The FEIS failed to acknowledge and address this comment. What evidence exists that in this case the traffic counts in winter will be 75% of summer traffic counts?

Traffic consultants for winter traffic counts.

In DEIS comments the League raised the concern that as stated in the DEIS the "counts were collected by a consultant hired by the Project Applicant at driveways and access roads to the Project during the AM and PM peak periods on Saturday December 30, 2006." In the FEIS in response to comment 14a-95 the, it states, "The traffic consultants were not hired by the Project Applicant. Fehr & Peers Transportation Consultants was hired as a sub-consultant to Hauge Brueck Associates, who was hired by TRPA and Placer County." If this is the case, then the DEIS must be corrected to state "counts were collected by a **sub-consultant hired by Hauge Brueck Associates.**" If this not the case, then the League's initial concerns still stand that the counts performed in 2006 are not valid because they were not performed by a neutral third party selected through the TRPA's consultant.

Summer Traffic Volumes

The FEIS fails to address the issue raised in comments about Friday PM being chosen over Saturday PM based on comparison between 3 PM and 6PM on Friday and 12 to 2 PM on Saturday. The FEIS fails to address the comment that the comparison should have examined a later time in the day on Saturday. What evidence is there that shows that 12 to 2 PM on a summer Saturday afternoon is more congested than 3 to 6 PM on a Saturday afternoon? The EIS should have compared Friday 3 to 6 PM with Saturday 3 to 6 PM. This analysis would likely demonstrate that the traffic counts are highest at this time and higher on Saturday than on Friday. The EIS is inadequate in that it is not analyzing traffic counts at the times when impacts will be highest.

Summer trip generation estimates

The FEIS fails to address concerns raised in DEIS comments regarding assumptions. The League commented that the DEIS assumes that 50% of the guests will arrive at the resort on Friday and 25% of guests will arrive during the Friday peak PM hour. The DEIS listed no reasons for these assumptions. The EIS must give evidence as to why these assumptions were made. The League also raised concerns about the 1.5 trip generation rate for Friday PM that was not addressed in the FEIS.

A concern was raised during DEIS comments about the residential units. Residential units will likely have a tourist based pattern because they will be used as second homes. The FEIS responds, but still does not state that residential units were analyzed with a tourist pattern. It states that lodging units include hotel, hotel/condo, penthouse condos, and timeshares, but it does not state whether residential units were analyzed with a tourist pattern. Analyzing the residential units with a tourist is important for the accuracy of the trip generation estimates.

DEIS comments asked how assumptions were made for 50% of the lodging trips being social with 50% being recreational. The FEIS does not address the issue.

Alternate Modes of Travel

DEIS comments asked how the assumptions were made that there would be 50% shuttle occupancy during peak hours and 25% during off peak hours. The FEIS refers to where the assumptions were listed in the DEIS, but still does not provide a reason for how these assumptions were derived. It must be clear that there is validity for choosing these numbers.

Daily trips

DEIS comments explain that it is inadequate that the DEIS does not show full occupancy for a full day. The FEIS response merely re-explains the content of DEIS. The EIS is inadequate by not showing full occupancy for a full day. The DEIS merely shows full occupancy for a partial day. This is a major flaw in understanding trip generations. By avoiding using a Saturday number the DEIS daily trip numbers were 8.92 and 5.86. These daily trips numbers are much lower than the Saturday trip number of 13.43 trips. The FEIS claims that the *Resort Hotel* rate is inadequate in response to Comment 14a-103. Yet in comment 14a-102 the FEIS defends why 1.5 vehicles is used for *Resort Hotels*. Why is one standard adequate for *Resort Hotels* and one standard is considered inadequate for *Resort Hotels*? The FEIS claims that the *peak hour trip generation* is higher for hotel than resort hotel and therefore the EIS numbers are conservative. However, the issue raised is not about *peak hour trip generation*, but rather *daily trip generation*. By not looking at the peak day at fully occupancy the FEIS fails to account for an accurate estimate of *daily trips* from the project.

Winter Trips

The FEIS states that trips to other ski resorts are not specified. Instead the trip generation uses the standard external vehicle trips for any project. This project is unique in that it is bringing residents and guests onto the West shore that will commute to the other ski resorts. By not examining this specifically, the EIS is inadequate by not addressing this specific impact. The data is available (as it used for the parking study). If this specific information is available then there is no reason to not exclude the specifics from the trip generation study.

Sunday afternoon winter traffic

DEIS comments brought up the concern that day skiers and overnight skiers will be leaving the resort at the same time on Sunday. The overall numbers of combined day skiers and overnight skiers will be higher than the current number of day skiers under current conditions. DEIS comments raised the concern that this will cause traffic issues on Sunday afternoon. The FEIS response is that "lodging guests leaving on Sunday will leave periodically throughout the day." Where is the evidence that this will occur. The lodging guests will be skiing just like the day skiers so why will lodging skiers leave earlier than other skiers?

Skier drop off rate

DEIS comments raised the concern that the DEIS skier drop off rates were incorrect. Rather than address the issue, the response (Master Response) states that a qualified consultant was used, therefore, skier drop off rates were correct. The intent of the public commenting on issues is to raise concerns and then have those concerns addressed. This response does not address the concern. The issue still remains that the traffic analysis is flawed because skier drop off rates may have been underestimated.

VMT

The League made valid arguments for why VMT has been underestimated. The response also refers back to Master Response 9 which states that since a qualified consultant performed the analysis, that the analysis is therefore correct and questions regarding this analysis are not valid. The response also refers to Master Response 10 which states that methodologies are consistent with the ITE manual and therefore questions regarding the method are not valid. The League is still concerned that no appendix has been provided demonstrating how trip length was derived. Rather the public is simply told that the consultants used the correct method, rather than providing the information. The VMT numbers in DEIS remain inadequate and the FEIS did not adequately address these concerns.

The FEIS claims that the League's concern that wintertime VMTs are significant is merely an opinion and does not require a response. This is not an opinion, but rather a valid concern demonstrated through rational argument that the wintertime VMT is significant. Based on the arguments presented, the VMT is higher than what it is predicted in the EIS. The EIS remains inadequate because it does not take into account these corrections and therefore gives an inadequate impact regarding wintertime VMTs.

Regarding summer VMT inaccuracies, the response is that a good consultant performed the analysis; therefore there are no inaccuracies in the method.

CEP project causes traffic issues including increase in summertime VMT and daily trips

The League raised the concern that as part of the CEP, the project should not be creating additional traffic problems. The response is that the project will follow protocol by contributing to money to mitigation funds. The League still contends that as a CEP, the project should not be creating traffic issues with subsequent air quality impacts, but rather should be decreasing traffic problems. Dollars provided to a mitigation fund simply is putting creating a problem and hoping that someone else will fix the problem at a later time.

Although the League continues to contend that the summertime VMTs and daily are underestimated in the EIS, the increase in VMTs and daily trips presented in the EIS is still an extremely significant increase. The summertime daily trip increase is 1456 trips. A 200 trip increase is considered significant. The project will be increasing this by 7 times the significance factor. Increases in summertime traffic pose a public health risk and environmental impact compared to wintertime traffic. Ozone is created from the reaction of ozone precursors (emitted by vehicles) with strong sunlight (in the summertime). Ozone is harmful to people (damaging of lungs), wildlife, and vegetation. Currently the California side of the air basin is in non-attainment transitional status for ozone. The project will continue to push this violation farther away from compliance standards.

Contributing to basin wide mitigation funds does not assist in mitigating for the local impacts that the proposed project will create. The proposed project will cause detriment to human health and impacts to the environment without an adequate plan to mitigate for these impacts. The local impacts of this project must be mitigated for.

Assumptions on parking

The DEIS comments asked how it was determined that 70% of the guests would ski, that 25% of these skiers would travel to other ski areas, and that 10% of these travelers would use public transportations. The FEIS responds by referring to Master Response 12 which addresses this question with "any assumptions presented in this analysis are founded on the best data available and/or engineering judgment based on logic and specialized expertise in the field." The response does not specify if this

particular question is addressed through data or from logic. The EIS is inadequate by not providing the data or a detailed explanation of this logic.

Summer and winter queuing

DEIS comments raised the concern that peak hours were taken on a Friday instead of a Saturday. The FEIS did not examine the Saturday queuing. The EIS remains inadequate by not evaluating the impact of the project on Saturday queuing.

Alternative Transportation Plan

DEIS comments raised concerns about the Alternative Transportation Plan and how it will be guaranteed for the lifetime of the resort. The FEIS stated that conditions will come with approval by the County and the TRPA permit. Will the permit require that the Alternative Transportation Plan be followed for the lifetime of the resort? What will be the consequences if the Plan is not followed in 10 years, 20 years, 50 years, or 100 years after project approval?

Temporary significant impacts

DEIS comments stated that the 146 to 192 dump truck trips a day is a significant temporary impact. The FEIS response stated that since it is not permanent it does not need permanent mitigation. The FEIS is inadequate by not acknowledging this as a significant impact and by not providing a temporary mitigation for this impact.

LOS Winter

DEIS comments stated concern regarding the projects impact causing a LOS decrease from C to E. Instead of acknowledging this as significant, the FEIS says that a LOS of E may be acceptable.

Fall and Spring Traffic

Increases in fall and spring traffic are also likely to be significant. These impacts have yet to be analyzed as part of the EIS.

Summary

The traffic study is flawed and the EIS is inadequate as it fails to identify significant impacts from the project as proposed.

If you have any questions, please contact the League at 530-541-5388.

Thank you,

Nicole Gergans
Environmental Program Advocate
League to Save Lake Tahoe

RECEIVED

NOV 07 2011

TAHOE REGIONAL
PLANNING AGENCY

APC November 9, 2011 Ellie Waller, Tahoe Vista resident

Homewood Mountain Resort agenda item comment

I attended both the NTRAC and Planning Commission meetings on this project.
I am re-stating my issues of concern to the TRPA APC as this is a joint environmental document.

First a comment. Time and time again the agencies and local business group representatives profess that there is transparency in our processes. Why wasn't the public notified of the story balloons (which are not as effective as story poles in my perspective) being raised? The County had a perfect opportunity for transparency by having those poles available for viewing at the NTRAC meeting held on-site at the Homewood location. The balloon pictures in the EIR are not acceptable.

The Plan Area Statements affect the entire community not just this proposed Master Plan for the ski area. Amendments should be evaluated during the Community Planning Process.

The artist depictions continue to show full grown trees – I feel an additional depiction of what is there today should be included with the artist rendering/applicant presentations overlay of the buildings to show the difference of what will be seen before the trees are full grown.

The applicant purports 180 new jobs will be created. What is the percentage of full time versus part time jobs created by construction versus on the ground jobs at the hotel, ski resort, etc. How are those 180 jobs identified over the 10 year phasing of this project?

The County staff report still includes language that fractional ownership may be available for lots 3, 5 and 7 development- the applicant states that fractional use has been eliminated. Staff should be required to amend their report to reflect NO fractional ownership.

The affordable housing requirement is 91 beds. The applicant is currently proposing 13 units with an average of 2 bedrooms per unit. That is approx 26 beds if one bed per room or 52 if two beds per room. When will the applicant be required to fulfill the entire number of beds required or pay the in lieu mitigation fees? This project is being proposed to be phased over 10 years. I feel many of the mitigations should be required in Phase One.

The mitigation and monitoring program- Chapter 21 is 73 pages long. I feel a table should be provided/mandated showing all County and TRPA (as this is a joint EIR/EIS) mitigation fee obligations. This would allow the staff, public and agencies to have insight into what the fee obligations are and when the agencies expect them to be paid.

I also request a table be provided/mandated showing all the required plans that will need to be completed for permit approval, i.e. Implementation Plan, Landscape Plan, Development Plan, etc.

The applicant presentation includes many proposed improvements that have not been analyzed in this environmental documentation. The following improvements are ONLY analyzed at the Programmatic versus Project Level **NOT analyzed/approved in this environmental documentation** before you today. (stated on Page 4 of 68 of the staff report dated October, 2011 PC- compiled 10-18-11)

Snowmaking system expansion including accessory building. The applicant presentation talks about the Red Lodge, Montana property he owns and made these improvements - they are not analyzed/approved for the Homewood Mountain Resort project.

Mid-mountain Learn to ski lift and Ellis Chair lift replacement- not analyzed/approved for the Homewood Mountain Resort project.

Extension of cross county ski trails at the South Base area. The connection to the Historic Olympic trails as mentioned in the applicant presentation has not been analyzed or approved for the Homewood Mountain Resort project.

Also mentioned in the applicant presentation is the use of pervious pavement and solar application. These items have not been analyzed or approved for the Homewood Mountain Resort project and will require further environmental analysis.

The Conditional Use Permit is requesting a sub-division of lots. Will these lots be available for sale if the applicant does not complete the project as proposed?

The applicant will be required to provide funding for EIP projects. Currently \$250K is being requested. I feel this should be paid during Phase One and is not enough in exchange for the size of this project. Have the actual EIPs that the applicant will fund been identified- what are they and how much is aggregated to each?

When will the Tahoe Inn be demolished and site restored? The property should not be open after the construction of the North Base is commenced. The TAU's have been transferred to the HMR project.

David Landry

From: Marilyn Thompson <thompsona.m@sbcglobal.net>
Sent: Tuesday, November 08, 2011 2:07 PM
To: David Landry
Subject: Homewood Mountain Resort

Re: Homewood Mountain Resort Development

Mr. Landry:

I am shocked by the proposed scope of this project. It appears to me to be justified only by the resort owner's need to make a profit on his bad investment. More development, of any kind, "green" or not, is not necessarily needed at Tahoe. The lake area is already overdeveloped, traffic is a nightmare, lake clarity is not improving and the beauty of the area (which should be the reason that people visit) is being rapidly destroyed. It is entirely inappropriate to plop a huge development like this onto the west shore which has limited traffic access and a relatively quiet atmosphere. Do we want the whole lakeside to look like the south end?

The argument that it will "create jobs" is absurd. That is like saying "cut down all the redwoods so loggers have jobs." If there are not enough jobs at Tahoe for the population, then the area is overpopulated. Don't destroy it to "create jobs."

And the argument that "we have to strike a balance between environmentalism and commercial development" is also absurd. No we don't. We can severely limit development for a good long time without meaningful dire consequences. Don't bow to pressure from people out to make a buck off of Tahoe.

I have been coming to a family cabin in Rubicon since 1959 and am really saddened by the non-stop construction of huge mansions and commercial buildings.

If folks need a "destination vacation" let them go to Heavenly Valley or the new huge enterprise at Squaw Valley, of which this company is a part. Lake Tahoe IS a destination.

It would not be a tragedy for anyone if Homewood Ski Resort went out of business. Tahoe doesn't need more traffic, more souvenir shops, more condos or more people.

Respectfully yours,

Marilyn Thompson
26 Redwood Drive
Woodland, CA 95695
530-666-3748
thompsona.m@sbcglobal.net

David Landry

From: David Tirman <dtirman@jmaventuresllc.com>
Sent: Monday, November 07, 2011 12:07 PM
To: Maywan Krach; Allen Breuch; David Landry
Cc: Fern Elufson; Seana Doherty (seana@freshtrackscommunications.com)
Subject: FW: Support for the Homewood Master Plan

David, Maywan, Allen...I'm forwarding the email below for inclusion in the upcoming hearings. Separately, Fern Elufson relayed copies of the 1200+/- statements of support for the record. Thanks.

DAVID A. TIRMAN AIA
Executive Vice President
JMA VENTURES, LLC
11025 Pioneer Trail, Suite 101B
Truckee, CA. 96161

T (530) 582-6085
F (530) 582-1851
www.jmaventuresllc.com

From: Paul Eisenhardt [mailto:paul@eisenhardtgroupp.com]
Sent: Monday, November 07, 2011 11:57 AM
To: David Tirman
Subject: Support for the Homewood Master Plan

Homewood Mountain Resort,

Please add our enthusiastic support of your project and the EIR version adopted by Placer County.

We look forward to similar actions from the TRPA and Placer Board of Supervisors. Feel free to add our names to any public support documents you create for these approval sessions.

Paul & Elizabeth Eisenhardt

Eisenhardt
5685 Lagoon Road
Homewood, CA
Email: paul@eisenhardtgroupp.com

October 17, 2011

County of Placer
Environmental Coordination Services
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95602
Attn: Maywan Krach - cdraecs@placer.ca.gov

Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449-5310
Attn: David Landry - dlandry@trpa.org

Re: Homewood Mountain Resort Ski Area Master Plan

Dear Commissioners, Supervisors, and Governing Board members:

We represent Homewood Village Resorts, the applicant for the Homewood Mountain Report project. We submit this letter on its behalf.

On October 12, 2011, Michael Lozeau submitted a letter to Placer County and the Tahoe Regional Planning Agency regarding the Homewood project ("Lozeau letter"). We wish to respond to some of the issues raised in the Lozeau letter.

First, the Lozeau letter states the Draft EIR/EIS must be recirculated because the Friends of the West Shore were not provided referenced financial information. (Lozeau letter, pp. 3-4.) This statement is incorrect. JMA presented the referenced financial information in power point presentations at multiple meetings in early 2011, including public meetings at which both County and TRPA staff were present. JMA also presented this information in meetings with numerous stakeholders, including meetings with the Friends of the West Shore, the League to Save Lake Tahoe, and the Tahoe Area Sierra Club.

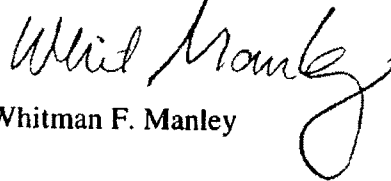
We have attached to this letter a copy of an e-mail prepared by Judy Tornese dated March 15, 2011. The e-mail consists of Ms. Tornese's notes from a meeting with JMA representatives. The notes identify the persons who attended the meeting. The attendees include Mason Overstreet and Ron Grassi. At this meeting, JMA representatives presented the financial information to which the Lozeau letter refers. The statement that Mr. Lozeau's clients did not have access to this information is therefore inaccurate.

County of Placer (c/o Maywan Krach)
Tahoe Regional Planning Agency (c/o David Landry)
October 17, 2011
Page 2

Second, the Lozeau letter states the Draft EIR must be recirculated because the Final EIR references a September 14, 2011, analysis prepared by BAE Urban Economics. (Lozeau letter, pp. 4-5.) The BAE report addresses the economic feasibility of the Homewood proposal and alternatives. Information on the feasibility of the project and alternatives does not need to be included in the Final EIR in order to be considered by agency decision-makers. (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 566; *San Franciscans Upholding the Downtown Plan v. City of San Francisco* (2002) 102 Cal.App.4th 656; *Association of Irrigated Residents v. County of Madera* (2003) 107 Cal.App.4th 1383; *Sierra Club v. County of Napa* (2005) 121 Cal.App.4th 1490.) The submittal of this report, or other information concerning the feasibility of the project or alternatives, does not trigger the requirement to recirculate the Draft EIR. (CEQA Guidelines, § 15088.5, subd. (a); *WP CARE v. County of Placer* (2006) 144 Cal.App.4th 890, 903-906.)

We appreciate the opportunity to submit this letter.

Very truly yours,



Whitman F. Manley

Attachment: E-mail from Judy Tornese to Arthur Chapman and David Tirman (March 15, 2011)

cc (with attachment): Arthur Chapman
David Tirman

Homewood Mountain Ski Area Master Plan

Public Comment

Individual Letters

FOR

Judy Nikkel

For

From: Susan Lowe <slowe@chaseinternational.com>
Sent: Monday, December 05, 2011 11:33 AM
To: Judy Nikkel
Subject: Homewood Mountain Ski Area Master Plan

December 5, 2011

Tahoe Regional Planning Agency Governing Board
Tahoe Regional Planning Agency (TRPA)
128 Market Street
P.O. Box 5310
Stateline, NV. 89449

Re: Homewood Mountain Resort Master Plan

To the Members of the TRPA Governing Board:

I am writing this letter to express support for the proposed Homewood Mountain Resort Ski Area Master Plan. In these very uncertain economic times, it is of paramount importance to foster initiatives in our community that would have far reaching positive impacts on the local economy. A renaissance and redevelopment of the Homewood Mountain Resort Ski Area is a prime example of a well established West Shore business trying to better itself and in turn, bettering our local economy, community, and environment.

It is our belief that the Homewood master plan is the single best alternative to helping spur new economic growth for the whole of the West Shore. The master plan being proposed for the resort is a sensible approach to helping solve what has long been a struggling commuter-based business, yet one that provides tremendous community and recreational value year after year. It is our understanding that the project would create hundreds of full and part- time jobs and generate millions of dollars annually into our local economy as well as create tax revenue for much needed public infrastructure improvements.

The proposed Homewood Ski Area Master Plan is plain and simply "smart growth". Development is largely proposed on already impacted land; the two resort base areas. The plan proposes numerous environmental improvements that are much needed and help to further the goal of keeping our Lake clear and blue. The Tahoe Resource Conservation Resource District is administering a significant matching grant (\$650K) to Homewood to continue the good land restoration work that the resort owner's initiated over three years ago. Having a number of alternative modes of transportation serving Homewood and the larger West Shore community will also help our environment by lessening traffic impacts on our neighborhoods.

The proposed plan is bringing a true community center back to Homewood with much needed, yet appropriately sized, neighborhood goods and services. The proposed plan also includes an outdoor amphitheatre which during the summer months would provide a permanent home for the Lake Tahoe Music Festival as well as other cultural events.

Please accept this letter as a strong endorsement of the proposed ski area master plan for Homewood Mountain. It is our sincere hope that you endorse this good project as well and approve of the master plan and certify the environmental impact report.

Thank you for your consideration.

Sincerely,



Sue Lowe CRB CRS CLHMS ABR

Senior Vice President/Corporate Broker

slowe@chaseinternational.com

(775) 588-1444

(800) 322-6130

(775) 690-1444 cell

(775) 588-2444 fax

Chase International

The Leader in Luxury Real Estate

190 Highway 50

Zephyr Cove, Nevada 89448

www.susanlowe.com



Cc: Joanne Marchetta, Executive Director-TRPA



EMBASSY SUITES®

Lake Tahoe - Hotel & Ski Resort

RECEIVED

DEC 05 2011

TAHOE REGIONAL
PLANNING AGENCY

December 4, 2011

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature:

Print Name DOMINIC ACOLINO

Date 12-4-2011

Contact information

Address: 4130 LAKE TAHOE BLVD, SOUTH LAKE TAHOE, CA 96150

Phone: 530-543-2122

Email: DOMINIC.ACOLINO@HILTON.COM



EMBASSY SUITES •

Lake Tahoe - Hotel & Ski Resort

RECEIVED

DEC 05 2011

TAHOE REGIONAL
PLANNING AGENCY

December 4, 2011

Tahoe Regional Planning Agency Governing Board
Tahoe Regional Planning Agency (TRPA)
128 Market Street
P.O. Box 5310
Stateline, NV. 89449

Re: Homewood Mountain Resort Master Plan

To the TRPA Governing Board Members:

This letter is submitted in support of the proposed Homewood Mountain Resort Ski Area Master Plan. The master plan for Homewood represents the best alternative to helping insure the long term economic vitality of not only the Homewood resort but also the West Shore. The Homewood ski area is a long standing community fixture and has always been a good neighbor. The resort has struggled over the years and is in dire need of renovation in order to compete in an already highly competitive environment.

The owners of Homewood are going about it the right way. They have principally focused redevelopment of the resort on the already developed base areas. Their plan proposes an unprecedented array of environmental safeguards and initiatives that are sure to serve as a model for the Lake Tahoe basin and areas beyond. The ongoing land restoration work at Homewood is a case in point and a model for the basin. This kind of private sector initiative is exactly what is needed if we're going to help keep Lake Tahoe blue. We applaud the owner's various innovations and initiatives including their efforts to promote alternative transportation and the use of renewable energy sources. The master plan also proposes one of the first basin-wide collaborations between CalTrans and Placer County in terms of storm water management; a true model of private sector/public sector partnership.

Homewood used to be a community center for the West Shore. The proposed plan is bringing back what once was; a vibrant community center with neighborhood goods and services. The proposed outdoor amphitheatre will provide a much-needed permanent home to our annual cultural icon, the Lake Tahoe Music Festival. Beyond the environmental and other community benefits, the project would create nearly 200 full time jobs and generate millions of dollars annually into our local economy, which clearly helps our community during these very challenging times.

More specifically, Homewood Mountain Resort Calls for developing a comprehensive new master plan based on principles of sustainable development and protecting Lake Tahoe. There sustainability efforts calls for participation in the LEED for Neighborhood Development Pilot Program for the north base area. Restoration & re-vegetation of over half million square feet of old roads & trails on the mountain is also planned. They have also developed a master watershed plan for Homewood Mountain and alternative energy sources to help power the resort as well as treating and recycling of water run-off for use in snow making on the mountain. Community efforts will include a permanent home for the Lake Tahoe Music Festival and the establishment of a new community center.

In short, we urge you to carefully consider all of the benefits that a renewed Homewood Mountain Resort Ski Area Master Plan would provide to our region and to do what is right for our environment, for the Lake, and for our community. Please approve this project as proposed.

Sincerely,

Dominic Acolino
General Manager
Embassy Suites Lake Tahoe Hotel & Ski Resort

Cc: Joanne Marchetta, Executive Director-TRPA

File

**Midkiff
& Associates, Inc.**
CONSULTANTS

December 5, 2011

Norma Santiago, Chairwoman
Governing Board
TRPA
C/o Joanne Marchetta
Executive Director
TRPA
P.O.Box 5310
Lake Tahoe, NV 89449

Re: Homewood Mountain Resort Master Plan

Dear Madam Chairwoman;

Unfortunately, due to health issues I am unable to attend the December Governing Board meeting to lend my support to the Homewood Mountain Resort (HMR) Master Plan, EIS and the permit for Phase I and related elements.

As you know I have represented HMR throughout the extended pursuit of the Master Plan as well as permitting and implementation of the fuels reduction, coverage restoration, base area BMPs, and pretty much all of the HMR/JMA extensive efforts to improve the environmental, economic, and social health of the Tahoe Basin and the West Shore.

While I have a long history with projects, over 21 years of practice as a consultant assisting with planning and permitting of a broad range of projects, I am most proud of environmental redevelopments including the Stateline Embassy Suites, Incline Hyatt Regency, and Sierra Colina.

JMA, owner of HMR, has already undertaken extensive environmental improvements on their site with no guarantee of approval of the project master plan, and proposes to implement many environmental, economic, and social benefits at the resort and throughout the West Shore and Tahoe Basin.

I will not go into the details of the HMR Master Plan and project benefits because you already know about them and will hear them at the hearing. But I do urge the Board to certify the EIS and approve the Master Plan and project.

I wish that I could be there for your consideration and action and if at all possible I will be listening to the hearing via the on-line streaming to vicariously participate in this momentous occasion.

Supporting you in improvements to the Tahoe Basin;


Gary D. Midkiff

Cc: TRPA Board Members
Art Chapman, JMA Ventures, LLC
David Tirman, JMA Ventures, LLC

Maywan Krach

From: bbvb11@gmail.com on behalf of Vic and Barbara Brochard [bbvb@calalum.org]
Sent: Sunday, December 04, 2011 9:25 PM
To: Placer County Environmental Coordination Services
Subject: Letter to Placer County Board of Supervisors re Homewood Mountain Resort
Attachments: Homewood Mountain Resort application 12.02.11.doc

Please find attached a letter to the Placer County Board of Supervisors from the McKinney Bay Improvement Association, Inc. It concerns the topic of the December 6 meeting, the Homewood Mountain Resort.

Please see that each supervisor has a copy of this letter.

Thank you,
Barbara Brochard, President
McKinney Bay Improvement Association, Inc.

TO: Placer County Board of Supervisors

December 2, 2011

FROM: Barbara Brochard
President, Mc Kinney Bay Improvement Association, Inc. in Placer County
HOA begun in 1956 representing over 100 members

RE: Homewood Mountain Resort

The McKinney Bay Improvement Association (MBIA) supports the position of the Friends of the West Shore (FOWS) that the Homewood Mountain Resort (HMR) should be built at 33% less than HMR is requesting. The most pressing of our reasons are as follows:

Financial:

HMR's need for the immense size of the resort is based on the contention that they need 400 midweek skiers to support the ski resort.

HMR's financial analysis is inadequate:

- How was the need for 400 additional mid-week skiers determined? What is the calculation of the need for the 400 skiers?
- Ski occupancy was not based solely on winter occupancy, but on an annual average, which includes low shoulder season occupancies.
- HMR has not provided information on other income streams such as concessionaire income, ski lessons, real estate revenues or increase in lift ticket prices.

Water:

HMR must Provide more information on its proposed water source and supply for these reasons:

- HMR is going from 23 acres of ski runs to 100 acres. They will need a great increase in water for snow making.
- They will also need water for the many condos they intend to build.
- FOWS is concerned that the aquifer water level for nearby communities will decrease, negatively impacting current water users.

Traffic:

The effect on the increase in traffic cannot be mitigated. An increase of over 1400 vehicular trips per day during peak summer activity is very significant.

- The proximity of the resort to the highway (unlike Squaw and Alpine) will result in queuing on Highway 89.
- A mitigation fee will not make it go away.
- The least we can do is to reduce the size of HMR by one third.

Lake Clarity:

The clarity of the lake will be decreased by this project. Vehicular exhaust has been shown to produce particulate matter which will negatively impact the lake. Traffic increases are a given, let's minimize the effect of exhaust by reducing the size of HMR.

The West Shore neighbors are most interested in maintaining the character of the quiet shore. We realize that Homewood needs an upgrade, but such a large upgrade will be incompatible with the long-standing character and neighborhood of the West Shore and set a precedent for more urban expansion.

Please vote for a smaller, still viable Homewood Mountain Resort.

Joseph T. Lynch
Post Office Box 773
Tahoma CA, 96142

November 28, 2011

Dear TRPA Governing Board:

My name is Joe lynch. I've spoken at other hearings on the Homewood Ski Resort I am a strong advocate of this project.

This proposed project will be a significant improvement to the environment and the economy on the west shore. I believe it will be the anchor of economic development on the west shore and will save many and improve all of the commercial enterprises in the area. And next to the lake and the mountains that God has created here, there is no greater recreational facility on the west shore than the Homewood Ski Resort.

I would like to address the size of the project. I will let others expand upon other important aspects of the project.

Some have said the Project is too big. From an esthetic standpoint the village design is an award winning project and with the mountain as a backdrop it will be very much in scale with outstanding architecture and a very thoughtful and well planned master plan. It is by far the best designed ski resort in the entire Lake Tahoe area. It is a boutique resort very much in keeping with its location, size and old Tahoe architecture of the west shore. It would be silly to compare it to what we have now have which is a dinosaur and a blight on the entire area.

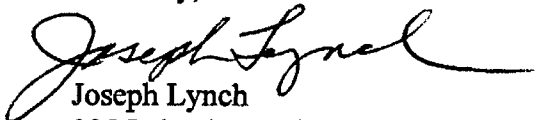
Art Chapman has articulated that a decrease in the size of the project will adversely affect ski income and make the ski operation unsustainable. In addition, ski resorts today need to have enough of a Real Estate component to amortize some of the costs that can't be recovered by the skiing operation. To say it is too big because of the number of residential units ignores how financial feasibility is measured and evaluated by owners and lenders. Many years ago I was the Chief Financial Officer for a Retirement Community Homebuilder. As you can imagine retirees want the recreation facilities there on day one. They want the full recreation facility, the clubhouse, the pools, golf course, tennis facilities, ballrooms, performance facilities and security all in place before the first house is sold. Like the Homewood Resort this places enormous capital expenditures at the front of the project. The way you test the feasibility of such projects is to do a timed based cash flow of all expenditures and income and to calculate a rate of return called an Internal Rate of Return over the life of the project. During construction and for the first few years of the project, even after sales have begun, there is little or no return on your investment because the dollars you've spent plus the cost of carrying that investment such as interest, taxes, insurance etc. far exceed your initial income from sales. If everything goes just right according to your plan it is only in the mid or late years of the project that you begin to generate positive returns, but you need to make up

for many years when there was no return. This is difficult to achieve for a front end loaded project. If you don't sell enough units and sell them fast enough, your project will be a failure. Keep in mind a project like Homewood's sales will likely have to withstand one or even two recessions over its life. As an example, if this project commenced sales in 2007 with the units they are now planning, this project would not likely be measured as a success because of the length and severity of the current recession. I'm not sure JMA has enough units planned currently to cover things that they can't know for sure, such as when recessions will occur and how long they will last. We should recognize and be thankful that JMA has the knowledge, experience, passion for Tahoe and the financial wherewithal to develop and support this project. This is very rare and much appreciated by most.

Everyone on the west shore should want a very successful Homewood. Whether you ski or not, your property value and way of life on the west shore depends on Homewood remaining a ski resort and receiving the extreme makeover that it demands. Some are worried about people wanting to come to visit the west shore. Wouldn't it be wonderful to drive by Homewood and see a beautiful, vibrant, active resort that we and our families can enjoy. Wouldn't it be wonderful to see local restaurants, commercial enterprises and our churches thrive by an economic revival on the west shore spearheaded by a beautiful and successful Homewood Ski Resort.

I encourage you to enthusiastically approve this project and I look forward to seeing you on the slopes, ice skating, taking in a concert, swimming with your family or just enjoying having a glass of wine or an ice cream cone as we appreciate how blessed we are and we take in the beauty that God created.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Lynch". The signature is fluid and extends to the right.

Joseph Lynch
385 Lakeview Drive
Tahoma Ca, 96142

**JANE AND JOSEPH LYNCH
1599 LARKFIELD AVENUE
WESTLAKE VILLAGE, CA. 91362
(805) 338-6500 (Voice)
(805) 381-1894 (Fax)**

FAX TRANSMITTAL

Date: November 28, 2011

To: Joanne Marchetta

From: Joe Lynch

Pages, including this cover: 3

Dear Marchetta:

Please distribute the attached to the Board for the upcoming hearing regarding the Homewood Ski resort.

Thank you,

Joe Lynch

David Landry

From: David Tirman <dtirman@jmaventuresllc.com>
Sent: Monday, November 07, 2011 12:07 PM
To: Maywan Krach; Allen Breuch; David Landry
Cc: Fern Elufson; Seana Doherty (seana@freshtrackscommunications.com)
Subject: FW: Support for the Homewood Master Plan

David, Maywan, Allen...I'm forwarding the email below for inclusion in the upcoming hearings. Separately, Fern Elufson relayed copies of the 1200+/- statements of support for the record. Thanks.

DAVID A. TIRMAN AIA
Executive Vice President
JMA VENTURES, LLC
11025 Pioneer Trail, Suite 101B
Truckee, CA. 96161

T (530) 582-6085
F (530) 582-1851
www.jmaventuresllc.com

From: Paul Eisenhardt [mailto:paul@eisenhardtgroup.com]
Sent: Monday, November 07, 2011 11:57 AM
To: David Tirman
Subject: Support for the Homewood Master Plan

Homewood Mountain Resort,

Please add our enthusiastic support of your project and the EIR version adopted by Placer County.

We look forward to similar actions from the TRPA and Placer Board of Supervisors. Feel free to add our names to any public support documents you create for these approval sessions.

Paul & Elizabeth Eisenhardt

Eisenhardt
5685 Lagoon Road
Homewood, CA
Email: paul@eisenhardtgroup.com

Comments to the TRPA Board of Governors concerning the Homewood Mountain Resort.

November 5, 2011

My name is David Powell and I have a home about 150 ft from Homewood Mountain Resort (5095 Sacramento Ave.) I was a member of the West Shore Citizens Advisory Committee that helped generate the West Shore General Plan adopted on October 19, 1998. I have also been a member of the Homewood Homeowners' Association Board of Directors since 2002 and I am currently serving as President of the Association. Our members have various views on the project; however, no poll has been conducted so I am unable to report on the overall stance of the membership. The remarks below are my personal views.

I am very much in favor of developing the ski area so that it becomes a viable business that can survive over the long term. I ski there often and never get tired of the beauty of the area and am certain that it is one of the best views of any ski area in the world. I view a transformation of the ski area into a sustainable business as a way to share this gem with others from around the state, country and world. I am convinced that the level of development presented in Alternate 1A is required in order to create a business that will preserve the ski area for the foreseeable future. As to the other alternates, I am firmly opposed to 2 and 4, i.e., do nothing or close the ski area. I also feel that Alternates 3 and 5 are less desirable than 1 or 6; in my view they are both inferior projects. Based on the need to increase the average midweek revenue, I do not believe that Alternate 6 will be adequate to support continued operation of the ski area. In addition, Alternate 6 has a denser and less desirable north base design with the addition of the multifamily housing.

I often hike through the ski area in the summer and have witnessed firsthand the large effort that JMA has made to create a healthier forest and to restore some of the roads back to their natural state. I am also very impressed with the overall concern for the environment and energy efficiency in the design of the structures. The project will set an excellent example for future ski area projects.

I previously expressed concern about increased summer traffic at the May 2010 meeting of the TRPA BOG and I encouraged mitigation by suggesting that HMR financially support a revised intersection at the Tahoe City Y. I am pleased to see in the Revision to the Draft EIR/EIS that HMR will supply their fair share of financial support to modifications of the Y when that project design and funding is complete.

Bottom Line: My primary message is to express my strong support for the approval of this project that will provide long term viability of the ski area in an environmentally friendly manner.

Thank you.



Dave Powell
1200 Pilarcitos Ave
Half Moon Bay, CA 94019
650-712-9015

RECEIVED

NOV 07 2011

TAHOE REGIONAL
PLANNING AGENCY

November 3, 2011

RECEIVED

NOV 07 2011

TAHOE REGIONAL
PLANNING AGENCY

Tahoe Regional Planning Agency
Advisory Planning Commission
PO Box 5310
Stateline, NV 89449

SUBJECT: Certification of the Final EIR/EIS, Homewood Mountain Resort

Dear Commissioners:

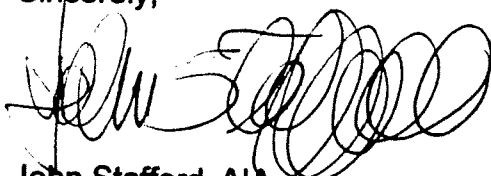
My family has owned a second home in Homewood for more than 50 years. My brother, sister and I all worked and played in the area during summer holidays from Elementary school through college and our children and grandchildren now enjoy the Tahoe experience with us.

I was pleased to see your staff recommendation and I agree with their conclusions. This has been a long, drawn out process, but one that has shown careful consideration to community input and a thoughtful, sensitive approach to site planning and architectural design.

I am a retired architect with a deep and abiding interest in projects that overcome difficult conditions and seem to resist the temptation to accept the easy solutions but rather look to respect the environment and the character of the location where they are to be placed. The designs for the North Base and especially the Mid Mountain lodge capture the spirit of "Old Tahoe" and are a vast improvement over the existing facilities.

I understand the desire of some in the Homewood community to maintain the quiet village that exists now, but I think it short sighted not to see the inevitability of development that will eventually come. The West Shore of Lake Tahoe is changing and to resist a well planned and conceived development such as the Homewood Mountain Resort is the height of folly for surely, if denied, what will come after will be a poor substitute.

Sincerely,

A handwritten signature in black ink, appearing to read "John Stafford", with a large, stylized flourish at the end.

John Stafford, AIA
4795 Fern Avenue
Homewood, California 96141

David Landry

From: Caroline Kreling <carolinekreling@gmail.com>
Sent: Tuesday, October 18, 2011 3:01 PM
To: David Landry
Subject: Homewood Mtn Resort Ski Area
Attachments: Homewood.docx

Date: Oct 18th, 2011

To: Mr.Landry

My family has had a home in Tahoe City since 1979, and I have been a home owner in Tahoe for 18 years. As a long-time Tahoe resident, I'm very excited about the proposed master plan for the Homewood Mountain Resort Ski Area. The plan demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, continuing land restoration, and improved water quality of stormwater runoff into the lake. Besides all of this, it will enhance the scenic quality of the area.

Please accept this document as my endorsement of support for the Homewood Mountain Resort Proposed Project Alternative 1A located at Homewood, CA. on Lake Tahoe's West Shore.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: _____

Print Name: _Caroline Kreling_____ Date __10/18/11_____

Contact information

Address: __PO Box 550064, South Lake Tahoe CA 96155_____ Phone: ____530-573-1988_____

Email: __carolinekreling@gmail.com__

Far

David Landry

From: SNoll@designworkshop.com
Sent: Monday, October 17, 2011 2:58 PM
To: kheckert@placer.ca.gov; BOS@placer.ca.gov; David Landry; cdraecs@placer.ca.gov
Subject: Homewood Ski Area Master Plan

Good afternoon. I will be out of town on October 18th and unable to attend the Placer County Planning Commission meeting at Granlibakken Resort in Tahoe City. I am planning on attending other meeting later next month when I will participate in public Comment.

Since I will be absent on the 18th I wanted to send an email encouraging the Planning Commissioners to recommend certifying the final Environmental Impact Report for Homewood. The proposed improvements provide economic stability needed for the community of Homewood, provides quality winter and summer recreational opportunities for residents and visitors, and provides permanent environmental improvements specifically in the areas of water quality and forest health. Without the reinvestment into the resort, the environmental gains and recreational improvements will go unchanged resulting in further degradation of the environment and social make up of the community. I hope you vote to recommend certification and allow this important, well designed project to move forward. Thanks you.

Steve Noll
Principal

DESIGNWORKSHOP

PO Box 5666
128 Market Street, Suite 3E
Stateline, NV 89449
775 588-5929 (main)
<http://www.designworkshop.com>



Confidentiality note: The above email and any attachments contain information that may be confidential and/or privileged. The information is for the use of the individual or entity originally intended. If you are not the intended recipient, any disclosure, copying, distribution or use of this information is prohibited. If this transmission is received in error, please immediately notify the sender and delete this message and its attachments, if any.

David Landry

F&D

From: scootersimco@gmail.com on behalf of Scooter Simmons <scootersimmons@aol.com>
Sent: Monday, October 17, 2011 2:26 PM
To: kheckert@placer.ca.gov; BOS@placer.ca.gov; David Landry; cdraecs@placer.ca.gov
Subject: Homewood Ski Area Master Plan

To whom it may concern,

My home is located at 5450 West Lake Blvd. and we have owned this property since 1994. I have been a resident in the Lake Tahoe area twice in my life, first from 1960 to 1967, and then again from 1975 to 1978. I continued vacationing in the Lake Tahoe area eventually buying a home in Dollar Point in 1991, and then buying our dream property in Homewood. I hope to move to our Homewood home on a permanent basis once all of our children have moved out of the house.

When we first started looking for lakefront property in the 90s our parameters were 5 miles in either direction from Tahoe City. As we continued to narrow our search the parameters became a 1 mile stretch called Homewood. We were drawn to Homewood not only because of the natural beauty, but also the multitude of wonderful services the small community had all within walking distance. I can't think of too many places that has two marinas, three (used to be four) restaurants, local store, hardware store (gone now), ski and/or bike rental facilities, bike paths and running trails, and a wonderful local ski area.

For an active family like mine with four children, ages now 27, 25, 21 and 18, a community like Homewood (with all of the services available) is an absolute dream come true. After reading the Homewood Master Plan it seems to me that the developers have been very careful and thoughtful about the improvements they are proposing and we are in support of this master plan. We enjoy the services and amenities that Homewood has to offer as well as those being proposed by the Master Plan. To have these services and amenities at our disposal it takes a certain critical mass of patrons to support the services for these services to stay in business. In the past few years we have lost our hardware store, and one of our restaurants due to the lack of patronage.

I am afraid that if we don't create some new demand for our existing as well as new services, the services we currently have in place will slowly dwindle away. If Homewood Mountain Resort can be redeveloped in the thoughtful and well planned manner that is being proposed by the developer, then we are in full support of that proposal. Like everyone else, we are concerned with traffic on Highway 89, and believe that by building up the bed base at the base of Homewood Mountain Resort, there will be less need for the day trippers to support the ski area which we love and would be very disappointed if this went away.

The bottom line is, we are in support of the Homewood Mountain Resort Master Plan, particularly when you have the organization behind it like the owners of Homewood Mountain Resort with their ability and financial resources to complete this project in the first-class manner they are capable of.

Scooter

Scooter Simmons
5450 West Lake Blvd.
Homewood, CA 96141

David Landry

for

From: Scott Soares <scott@boomstick.com>
Sent: Monday, October 17, 2011 1:08 PM
To: kheckert@placer.ca.gov; BOS@placer.ca.gov; David Landry; cdraecs@placer.ca.gov
Subject: Homewood Ski Area Master Plan

Just a quick note regarding the Master Plan and the EIR:

Please consider these plans as an economic springboard to an invigorated West Shore destination. They make sense. They beautify. They will produce jobs. It's a win win for all that's involved!

Thanks for considering...

Scott Soares
2036 9th Ave
Tahoma, CA
408-314-4440 Ph

David Landry

FOR

From: Debbie Hogan <dhogan@ierstahoe.com>
Sent: Monday, October 17, 2011 3:05 PM
To: kheckert@placer.ca.gov; BOS@placer.ca.gov; David Landry; cdraecs@placer.ca.gov
Subject: Homewood Ski Area Master Plan

Please accept this e-mail as my letter of support for the Homewood Ski Area Master Plan.

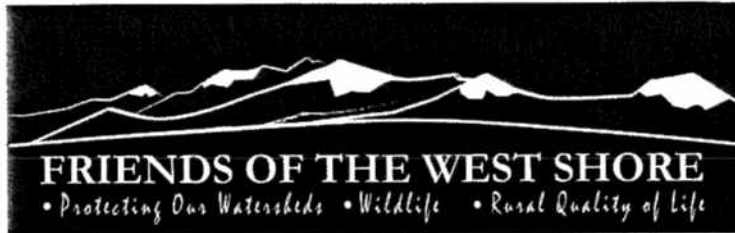
I have been a full time resident of the North/West Shores of Lake Tahoe for over 30 years and grew up in the summers here since 1960. I learned to ski at Homewood at age 6 and then worked in management at Squaw Valley and Northstar ski areas for 25 years. I have traveled extensively promoting skiing in the Lake Tahoe region as Sales Director of Squaw Valley and Human Resources Director at Northstar. I have also visited most every other major destination ski area in Colorado, Utah and Canada. I am a pass holder and skier at Homewood resort.

I believe the Homewood Resort as planned will be the greatest "boutique" resort in the country once built to full capacity. I believe the JMA group has designed a beautiful resort that will be honored as one of the best designs considering the environment, the social aspect of our area and our economy. As you know, Lake Tahoe's economy is based on tourism and the North/West shore of Lake Tahoe needs this type of "redevelopment" to keep our economy sustainable. Searching for a 4 or 5 star lodging option in our area shows the only options are in Incline, Northstar and Squaw Valley, we have no options on the North or West Shores of beautiful Lake Tahoe.

Please don't let a few homeowners who only have their own personal interest in mind, stall a very well designed project to the point it becomes economically unviable to build. I have seen these tactics used by a minority in the past which leaves us year-round residents with an unsightly hole in the ground which takes the environmental, social and economic vitality out of our region.

Please vote yes on the approval of this beautiful project!

Debbie Kelly-Hogan
PO Box 580
Tahoma, CA 96142
530.525-1335



RECEIVED

OCT 13 2011

TAHOE REGIONAL
PLANNING AGENCY

Community Alternative for Homewood Mountain Resort

October 12, 2011

Introduction

Friends of the West Shore (FOWS) fully supports the redevelopment of Homewood Mountain Resort (HMR) but the project, as proposed, is too large. In response to the FOWS' surveys, residents have strongly indicated their preference to preserve the character of Homewood. West Shore residents are very concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. FOWS believes that Homewood's proposed project goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a much smaller project-scale. Thus, this alternative has several objectives:

- I. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
- II. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life on the West Shore. It is the responsibility of TRPA to demonstrate the requested amendments and proposed project in general and maintain environmental threshold carrying capacities.
- III. Enhance this project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

FOWS remains ready to work on improving the development to meet community and environmental needs. We hope that HMR can seriously consider and discuss this alternative with FOWS to develop a win/win solution that FOWS, the West Shore residents and the larger Tahoe community can fully support.

Alternative Goals

1. **Conservation Easement:** At least a portion of the property (PAS 157) needs to be deed-restricted to effectively become a conservation easement, so that no additional new facilities can be constructed in the future, with the exception of the project itself.
2. **Coverage:** Downsize the project footprint with a substantial amount of soft coverage to be permanently restored and retired.
3. **Stream Environment Zones (SEZs):** Restore the Fawn SEZ parcel/gravel parking lot to its natural state. The SEZ's on site should be restored with any construction on higher capability land.
4. **Vehicle Miles Travelled (VMTs):** Project needs to demonstrate both summer and winter VMT reduction supported with pre and post project vehicle count monitoring. Local VMT reductions off-site need to be considered. Mitigation and traffic-reduction contingency plans need to be developed and specified in the deed to attain these goals, similar to those proposed by the Attorney General of California for the Boulder Bay project.

5. **Code Compliance:** Comply with TRPA Code of Ordinances by maintaining height restrictions as current specified in the Code and do not amend/change the formula for height calculation, which will have Basin-wide implications. Also, the project should abide by groundwater interception regulations.
6. **Scenic Impacts:** The mid-mountain lodge needs to be setback so as to minimize its scenic impact from scenic viewpoints, such as from the Lake. The main hotel lodge should also not be visible with appropriate screening from Lake viewpoints. In all cases, balloons needed to be installed for the public to observe the visual impacts for an extended period of time (more than a week).
7. **West Shore stream restoration:** Create a funding program supported by visitation to the resort that allows and finances restoration of streams on-site and adjacent to the resort.
8. **Commercial Floor Area reduction:** Reduce the approximately 25,000 square feet of commercial floor space planned for this project.
9. **Water Usage:** The project must fully demonstrate the source and adequate supply of water and that local West Shore aquifer levels will not be negatively impacted.
10. **Carbon Offsetting Program:** Create a forest restoration carbon-offsetting program within the Basin to reduce the carbon footprint of the resort.
11. **Community Character:** Maintain transition areas between the commercial ski resort and surrounding single family dwellings, minimize noise impacts, reduce “down” lighting to maintain neighborhood starry nights and reduce the height of the tallest buildings.

Alternative Outline

- 33% reduction in the number of units and bedrooms
- Project is reduced from 325 units to 218 units, 844 bedrooms to 565 bedrooms, to be configured by HMR

North Base

- All structures must transition into the surrounding built community
- Hotel foundation must start on the existing impervious surfaces, Hotel Condos along either side of main structure as “wings” reducing hotel by one floor.
- Maintain approximately 13 on-site workforce housing units for full-time employees.
- Reduce Ski Area Facilities from 30,000 sf to 20,000 sf and thereby reduce height of 76’.

Fawn Parcel: No Development. Restore to natural state, allow natural grade by removing gravel.

Interpretive Center: Gathering place to enrich, educate, and improved the knowledge of the West Shore cultural and historical features, environment, and multi-recreational opportunities. An Interpretive center built with historic themes of the area such as: Washoe Indians, Gold Rush mines, original settlers, native wild flowers and birding, restoration activities

- Conference room for West Shore meetings
- Cross Country Skiing with snowshoeing trail markers open to the public

Mid-Mountain Lodge - PAS 157 Homewood Ski/ Recreational

- Allowable uses include skiing facility, eating and drinking place and recreational facilities.
- Mid-Mountain Lodge remains at 15,000 square feet, moved back away from view shed and the break of the ridgeline to eliminate the projection of lights into the night sky.

Gondola: to transport visitors and skiers from North Base to the Mid- Mountain Lodge- needs setbacks from natural spring along the north side of the slope going up the face, identified by HMR Consultant.

Amendments for Height and Groundwater:

- Maximum height reduced to 48 square feet for all buildings.
- Groundwater interception of flows should be reduced.

South Base

Chalet duplexes - ski- in, ski-out; 40 units- 3 bedrooms, loft and study, allows for at least 8 people.

- Preserve views and starry nights by not building on slope.
- Condo “chalets” built in clusters to reduce the need for multiple roads up the steep slopes.

Commercial Floor Space (CFS):

- Reduce total CFS by 105,000 to 80,000 sf.

Alternative Chart (Please see attached document)

Conclusion

FOWS supports a revitalized Homewood Mountain Resort, however, as currently proposed, FOWS believes that the project is simply too large for the existing site and would not be compatible with the existing rural neighborhood character of Homewood. FOWS believes that the alternative outlined above presents a more reasonable project for the existing site, community and environment. FOWS remains convinced that an appropriately-sized viable project can achieve consensus with the Homewood and West Shore community.

David Landry

From: Kevin.Eggleston@wellsfargo.com
Sent: Monday, October 10, 2011 4:53 PM
To: cdraecs@placer.ca.gov; David Landry; JenMonten@placer.ca.gov; Larry Sevison; Clem Shute
Subject: Homewood

The purpose of this brief email is to voice our support for the development project proposed for Homewood Ski Resort. We purchased our vacation home in Tahoe Pines several years ago largely because of its proximity to Homewood Ski Resort which is a jewel. Change is hard but inevitable. We love it as it is but in our time we have watched many locals leave and businesses close. Without the proposed changes and investment in Homewood there may not be a Homewood Ski Resort in the future which would be tragic on many levels. Without question the proposed changes will preserve and create needed local jobs, improve parking summer and winter, enhance surrounding property values, and improve and better control water run-off. Detractors may have their own selfish reasons for opposition but the fact is that change will and has already occurred. The value of this project is that it is a pro-active significant investment that will preserve and improve what we currently enjoy.

Thank you!

Kevin & Maribeth Eggleston
5125 Madrone
Tahoe Pines

David Landry

From: Paul Brodie <pbrodie@Brocade.COM>
Sent: Monday, October 10, 2011 1:44 PM
To: David Landry
Subject: HMR Proposed Project Alternative 1A

Mr. Landry,

I am a homeowner on the West Shore of Lake Tahoe in the Tahoe Pines neighborhood. I am in full support of HMR Proposed Project Alternative 1A for the following reasons:

1. It improves the quality of stormwater runoff into the lake.
2. It improves the scenic quality of Homewood.
3. It creates an environmentally sustainable resort.
4. It reduces winter traffic, and provides off street boat trailer parking in the summer.

Thank you for your attention to this matter and please take into consideration my viewpoints while this project makes its way through the approval process.

Best regards,

Paul Brodie
4145 Madrone Ave
Tahoe Pines, CA

F2R

David Landry

From: Mark Miller <mill1012@yahoo.com>
Sent: Monday, October 10, 2011 1:43 PM
To: David Landry
Subject: HMR Proposed Project Alternative 1A

Hello David

I am writing to voice my support for the Homewood project **HMR Proposed Project Alternative 1A**. I own a home located at 645 Balsam Lane in Pineland which makes Homewood the closest ski area (with parking).

The ageing Homewood buildings are looking bad aesthetically and the current parking is chaotic. Not only will this new development restore the beauty of the area it will also provide economic stimulus in the form of needed jobs and infrastructure. Mostly importantly, the new development offers an opportunity to rectify existing environmental issues.

Thank you for your time.

-Mark
Mark Miller
530-582-4099 Office
530-277-9826 Cell

25

The White Family

PO Box 810

Homewood CA 96141

Feb 16th, 2011

Tahoe Regional Planning Agency

P.O. Box 5310

128 Market Street

Stateline, NV 89448

RE: Homewood Mountain Resort Project.

To whom it may concern,

My family has had a vacation house here on the West Shore since 1959 and we have been full time residents since 1999. Our children have grown and prospered here on the West Shore. We would hate to lose our local ski area. *As such we fully support the proposed development at Homewood.*

Thank you.

Clarence and Ulrike White

Tahoma Residents.

PO Box 234 – 6821 W. Lake Blvd, Tahoma California 96142

TahomaMeadows.com, info@TahomaMeadows.com

P: 530-525-1553, F: 530-525-0335



Tahoma Meadows B+B

Cozy Cottages At Tahoe

PO Box 234

Tahoma CA 96142

TahomaMeadows.com

Info@TahomaMeadows.com

Feb 15th, 2011

Tahoe Regional Planning Agency
P.O. Box 5310
128 Market Street
Stateline, NV 89448

RE: Homewood Mountain Resort Project.

To whom it may concern,

We are business owners and fulltime residents of Tahoma since 1999. We would like to express our support of the proposed project at Homewood as a vital and necessary step to keeping the West Shore as a viable and thriving community.

Thank you.

Dick and Ulli White
Owners/Innkeepers

PO Box 234 – 6821 W. Lake Blvd, Tahoma California 96142

TahomaMeadows.com, info@TahomaMeadows.com

P: 530-525-1553, F: 530-525-0335

September 5, 2007

Mr. Art Chapman
Mr. Rick Brown
Homewood Mountain Resort
P.O. Box 165
Homewood, California 96141

Dear Mr. Chapman and Mr. Brown:

My name is Randy Malm and I am a long time resident (born and raised) of the West Shore of Lake Tahoe. I am writing this letter as a sign of support for your management of Homewood Mountain Resort and the expansion plans for the future.

When I returned to Tahoe after attending college, I was amazed to see the differences in the town of Homewood. Many of the businesses had converted to "specific use" buildings with no real appeal to the public.

I love the small town charm of Homewood, however I believe that the improvements that Homewood Mountain Resort are proposing, will enhance the town, improve the local residents' access to amenities, and be prosperous to local business owners. When improvements are made to the ski area, there will be greater demand to live and visit the area, thus, making the town of Homewood a more desirable place to live.

Once again, I want to offer my support to your plans and to thank you for your interest in the revitalization of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy Malm', with a long horizontal flourish extending to the right.

Randy Malm
www.lovingtahoe.com

TRPA Governing Board Members

I spent all of my summers growing up with friends, from various valley and bay area communities, in Homewood..we still return as middle aged (I say with reservation) adults with children and grandchildren and have reunions as grown adults with families, that I am sure are tired of hearing of the 'old days' of ski competitions and boat races that we prepared for all summer. We still return to the area, remember the pier at Homewood Resort, snack shack, the beauty parlor, barber shop, gift shop, dress shop and Union Oil gas station. We loved the Friday night dances and horse back riding in Meek's Bay, bowling at Tahoe Tavern and movies in Tahoe City or Meeks Bay. Can it ever be the same for our children and grandchildren? Probably not. Can it come close? SURE!!!

JMA has a vision and have backed their commitment to the preservation of Homewood. I applaud their commitment to environmental issues such as their fuel reduction(already clearing of 400 acres at THEIR cost of over \$400,000.00). Their proposal of using runoff water for snow making to keep the run off from the Lake. They are environmentally conscious which in today's world is so important.

Are they proposing additional housing? Yes...but is it well planned? Yes. Are they considering traffic considerations? Yes...they have an elaborate shuttle service which Homewood could have used years ago. Are they providing amenities, ie. Grocery store, hardware store, entertainment, activities that can enhance the Homewood community? Yes.

I'm a homeowner in Tahoma on the board of directors of Sugarpine Lakeside and welcome this development. I would welcome JMA with their projections of improvement to maintain the ski hill, develop other amenities and recreational aspects. I certainly would support this verse a developer with no consideration of preserving Homewood and just wanting to come in to buy the property, destroying all of our memories, removing the ski hill, providing no enhancements and just building a hill of condos. Were it not for JMA, I am afraid that this could or would be a sure probability and totally ruin forever 'our Homewood'. Will it be the same? Probably not, but with JMA it sure could be close and this get my vote!

Thank you,

Connie Peel

(916) 564-2341

TRPA Governing Board
PO Box 5310
Stateline, NV 89449

TRPA Governing Board members - My name is Bill Grebitus, son of Ed and Beth Grebitus - - family property owners in Homewood (4920 W. Lake Blvd) since 1928. I grew up in Sacramento, but spent my summers and most winter weekends in Homewood and can say it was my second home. I have always loved Tahoe and when I retired I moved here permanently in January, 2006. I have watched the basin struggle with the delicate balance of growth and development while preserving the natural beauty of the lake. I feel Placer county and TRPA have done a good job of maintaining Tahoe's beauty while allowing the basin to grow with the natural demands on housing and development.

I have attended the 'town hall' meetings that JMA has staged and attended the many meetings JMA has invited property owners to attend to listen to our ideas and give our input, which they asked for. The 'town hall' meeting have been very well attended and I felt their ideas and directions have been extremely well received.

Personally, I am excited to see the Homewood resort developed in the sensitive manner being proposed. Aside from a beautiful resort the community can be proud of, I am equally impressed with JMA's BMP concern, their forest 'fuel' clean-up, the addition of local grocery store & hardware, and bringing back the Tahoe Music Festival which was so well received this summer. The Homewood Ski resort and ski mountain has not kept up with the development of the rest of the basin. I have owned and used our Homewood property all my life and I rarely ski at Homewood even though it is only a mile down the road from me! JMA is finally helping the resort to reach its potential in my opinion. I feel like a resort is being built for us - - the Homewood property owners - and I don't mind sharing it!

I hope the TRPA agrees and allows this plan to go forward.

Thank you,

William Grebitus
4930 W. Lake Blvd
Homewood
Cell 925-858-0556

September 5, 2007

Mr. Art Chapman
Mr. Rick Brown
Homewood Mountain Resort
P.O. Box 165
Homewood, California 96141

Dear Mr. Chapman and Mr. Brown:


My name is Randy Malm and I am a long time resident (born and raised) of the West Shore of Lake Tahoe. I am writing this letter as a sign of support for your management of Homewood Mountain Resort and the expansion plans for the future.

When I returned to Tahoe after attending college, I was amazed to see the differences in the town of Homewood. Many of the businesses had converted to "specific use" buildings with no real appeal to the public.

I love the small town charm of Homewood, however I believe that the improvements that Homewood Mountain Resort are proposing, will enhance the town, improve the local residents' access to amenities, and be prosperous to local business owners. When improvements are made to the ski area, there will be greater demand to live and visit the area, thus, making the town of Homewood a more desirable place to live.

Once again, I want to offer my support to your plans and to thank you for your interest in the revitalization of our community.

Sincerely,



Randy Malm

www.lovingtahoe.com

RECEIVED

OCT 23 2007

TAHOE REGIONAL
PLANNING AGENCY

Scooter Simmons
12 Maybridge Road
Belvedere, CA 94920

October 18, 2007

To whom it may concern,

I was contacted by Susan Gearhart via e-mail asking if I could attend a Community Workshop being presented by the NTCAA regarding the future development of Homewood Mountain Resort. I will not be able to attend the meeting, but I wanted to voice my opinion on the master plan I reviewed from the Homewood Mountain Resort website as recommended by Susan.

My home is located at 5450 West Lake Blvd. and we have owned this property since 1994. I have been a resident in the Lake Tahoe area twice in my life, first from 1960 to 1967, and then again from 1975 to 1978. I continued vacationing in the Lake Tahoe area eventually buying a home in Dollar Point in 1991, and then eventually buying our dream property in Homewood. My wife and I hope to move to our Homewood home on a permanent basis once all of our children have moved out of the house.

When we first started looking for lakefront property in the 90s our parameters were 5 miles in either direction from Tahoe city. As we continued to narrow our search the parameters became a 1 mile stretch called Homewood. We were drawn to Homewood not only because of the natural beauty, but also the multitude of wonderful services the small community had all within walking distance. I can't think of too many places that has two marinas, three (used to be four) restaurants, local store, hardware store (gone now), ski and/or bike rental facilities, bike paths and running trails, and a wonderful local ski area.

For an active family like mine with four children, ages now 23, 21, 17, and 14, a community like Homewood (with all of the services available) is an absolute dream come true. After reading the Homewood Master Plan it seems to me that the developers have been very careful and thoughtful about the improvements they are proposing and we are in support of this master plan. We enjoy the services and amenities that Homewood has to offer as well as those being proposed by the Master Plan. To have these services and amenities at our disposal it takes a certain critical mass of patrons to support the services for these services to stay in business. In the last two years we have lost our hardware store, and one of our finer restaurants due to the lack of patronage.



mac.laughlin and co

1401 Shore Street – P.O. Box 735
West Sacramento, CA 95691
916 - 371-9021
916 - 373-0655 (FAX)
www.macco.org

MEMORANDUM

TO: ALL GOVERNING BOARD MEMBERS

FROM: TOM MAC LAUGHLIN

DATE: NOVEMBER 26, 2007

RE: HOMEWOOD MOUNTAIN RESORT

My name is Tom MacLaughlin and I am a property owner at 355 Trout Street in Homewood, CA. I write this letter in support of the Homewood Mountain Resort Proposed Development. My opinion is based upon JMA's presentations at the town hall meeting and a private presentation I attended. I believe they are genuinely concerned with the "green" approach to resort development. In addition, erosion has been a main focal point of their presentations, which I believe will preserve the natural beauty of our lake. The upgrading of the ski resort will keep the "neighborhood" skiers in Homewood, whereas now I believe most of them commute to either Alpine Meadows, Squaw Valley, or Northstar. This should help reduce the daily traffic in the wintertime. JMA seems to understand the current traffic problem on Highway 89 both in winter and summer, and will design a resort that will help alleviate the traffic congestion by taking away the need of the daily commute. Also, JMA has witnessed the current parking problems with other businesses in Homewood, and JMA says they will develop proper parking structures and designated parking areas. It will be great to have a local grocery store, hardware, and other retail amenities located in our community.

I am extremely impressed with JMA's professionalism and dedication to the environment. I believe their commitment to Homewood and the resort will extend well beyond the initial years of the development.

In conclusion, I hope that you support this project as well and that it can come to fruition in the near future.

Sincerely,

Thomas H. MacLaughlin
THM/th



Pkhurt@cs.com.
916-761-2045

November 26, 2007

TRPA Governing Board
c/o Judy Nikkel
PO Box 5310
Stateline, NV 89449

Dear Governing Board,

It is with pleasure I write this letter in support of the proposed Homewood development project being presented by JMA Ventures.

I currently am a board member on the Truckee Tahoe Community Foundation Board, Chair of the Cancer Advisory Council at Tahoe Forest Hospital, Foundation Board member at Sierra Nevada College and an advisor to the Lake Tahoe Music Festival. I love this community and feel privileged to be an integral part of its growth.

I am not an advocate of growth for growth sakes or development because the land is available. I only support projects that provide an "eye to the future for responsible growth". I strongly urge support of the Homewood project for the following reasons:

1. Responsible local developer who is focused on providing a benchmark for the ski industry based on sound and exciting environmental principles.
2. The plans include opportunities for integral community involvement. Providing a permanent home for The Lake Tahoe Music Festival has allowed a broader base of audiences to enjoy music at the lake.
3. This project will not morph into a Vail or InterWest project. If TRPA does not carefully consider sage projects, key developers, like Mr. Chapman, who have the best intentions for the community will be forced to make financial decisions to sell to larger organizations who really do not think local or quite frankly care about our region.
4. I have found JMA Ventures willing to collaborate with key constituent groups to find win-win solutions to problems.

I strongly urge you to support this project.

Sincerely,

Pamela Hurt Hobday

Thomas D. Hobday
14090 Donner Pass Road
Truckee, Ca.
96161

November 26, 2007

TRPA Governing Board
c/o Judy Nikkel
Po Box 5310
Stateline, NV 89449.

Dear Governing Board.

This letter is in support of the new Homewood development plan being presented by JMA Ventures.

I have been an advisor to the Board of the Lake Tahoe Music Festival for over five years. This organization has a 25 year history at Lake Tahoe, and in recent years has had some difficulty primarily because it had lost its Lake Tahoe Venue.

This last year, the Homewood Mountain Resort invited the Festival back to the lake for several performances and the impact on this long standing project was stunning.

In spite of the fact that the venue was obviously temporary in nature, the size of the audiences and the quality of the events showed a great desire on the part of the residents and visitors to the lake for a return of the Festival to Tahoe. The positive financial results to the Lake Tahoe Music Festival provided a great deal of promise for continuing and improving this Lake Tahoe Tradition for years to come.

The plans presented by JMA Ventures include a permanent home for the Lake Tahoe Music Festival, and an opportunity for this program to flourish. The desire of the Festival Board is to present performances in the new amphitheater that fit in with the Homewood community's unique character.

This project demonstrates the qualities that will improve the Lake Tahoe region, while actually helping to improve the area environmentally. It promises to be a model for ski resort development throughout the country.

We are fortunate to have a company with a long track record of creating quality projects that enhance the communities they build in wanting to develop in this area.

I wholeheartedly support the approval of this project.

Very Truly Yours

Thomas Hobday

November 27, 2007

Governing Board

Tahoe Regional Planning Agency

Subject:

Homewood Mountain Resort

Dear Board Members,

As a full time resident, business owner in Homewood for over 30 years I am writing this letter in support of the proposed Homewood Mountain Resort project by JMA.

This proposed project for the HMR property is well balanced for the resort to remain viable while meeting the needs for the future along with environmental balances. At the same time bringing vitality to the community, its residents and visitors alike for which the West Shore is historically known.

Sincerely,

Gary W. Chaney

PO Box 597

Homewood, CA 96141

RECEIVED

NOV 29 2007

Michael Hogan

PO Box 580

Tahoe, CA 96142

TAHOE REGIONAL
PLANNING AGENCY

November 27th, 2007

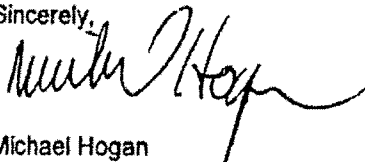
Brenda Hunt
Associate II Land Use Planner
Planning and Evaluation/Pathway 2007
TRPA
PO Box 5310
128 Market St.

Dear Brenda,

I am writing this letter in support of the Community Enhancement Program consideration for Homewood Mountain Resort. I am writing partly to state my support as a 20+ year resident of the Homewood area and partly to help clarify some of the questionable information that is being distributed by others. I would like to clarify that I am currently president of the local California Native Plant Society and also work as a consultant and contactor to JMA at Homewood.

As the president of the CNPS chapter, I receive correspondence related to native plant issues in the Tahoe Basin. As a consultant for JMA Homewood, I am aware of specific plans that are being developed. I was recently copied on a letter from a vocal opponent of the Homewood development and a person involved in a group who has embarked on a campaign of disinformation against Homewood. I would like to offer the following letter that I sent to our (CNPS's) State office. Hopefully it will offer perspective on the project itself in support of consideration for CEP status and help clarify some of the disinformation put forth by the opponent. Since CNPS is a 501c3 and enjoys special tax status, we also are required to make our correspondence available upon request. I haven't included the original letter from Susan Gearhart but can do so if you are interested in the claims she made that led to the following email correspondence.

Sincerely,



Michael Hogan

I am afraid that if we don't create some new demand for our existing as well as new services, the services we currently have in place will slowly dwindle on the vine. If Homewood Mountain Resort can be redeveloped in the thoughtful and well planned manner that is being proposed by the developer, then we are in full support of that proposal. Like everyone else, we are concerned with traffic on Highway 89, and believe that by building up the bed base at the base of Homewood Mountain Resort, there will be less need for the day trippers to support the ski area which we love and would be very disappointed if this went away.

The bottom line is, we are in support of the Homewood Mountain Resort Master Plan, particularly when you have the organization behind it like the owners of Homewood Mountain Resort with their ability and financial resources to complete this project in the first-class manner they are capable of.

Sincerely,



Scooter Simmons
5450 West Lake Blvd.
Homewood, CA 96141

CC: TRPA
NTCAA
Homewood Mountain Resort

THOMAS F GREBITUS

February 25, 2008

Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449

Re: Homewood Mountain Resort development

To the members of the TRPA,

As a third generation Homewood property owner (4930 West Lake Blvd.), I strongly support the continued development of the Homewood Mountain Resort. Homewood's parent company, JMA, has gone to great depths to develop a master plan that attends to the concerns of the residents of Homewood, the Tahoe basin, the continued quality of Lake Tahoe, the environment and the guests to be served by this beautiful resort.

JMA has spent millions of dollars to improve what up to now has been an environmental and safety concern. (Some would say nightmare) They have taken the lead in repairing dangerous runoff areas on the mountain and have addressed runoff pollution through the installation of a filtration system that will catch damaging sediment and nutrients before they reach the lake.

JMA has been instrumental in implementing a fire suppression system through a selective vegetation eradication program (eliminating dangerous fuel for forest fires) and by developing a plan to use their winter snowmaking equipment (water) to help fight a summer fire, if one should occur. We are all keenly aware of the fire dangers a community faces after experiencing the Angora tragedy.

I believe JMA is making monumental efforts to not only comply with existing development regulations, but they are pushing the envelope to lead the way to a better Homewood and a better Lake Tahoe. And, I should add, all of this has been done BEFORE the project has received full approval. I call that a commitment to doing what is right and "putting your money where your mouth is".

I am also a fan of their choice of architecture. The "Old Tahoe" design will rejuvenate the West Shore. I am old enough to remember the Tahoe Tavern and the Homewood Resort and I relish the idea of bringing that look back to the lake. This development is not an architectural hodge-podge, but a comprehensive and well thought out plan.

Please allow this development to continue.

Best regards,

Tom Grebitus

From: diane casagrande [mailto:dianecasagrande@yahoo.com]

Sent: Tuesday, February 26, 2008 10:04 PM

To: Richard Brown

Subject: JMA Venture/ Homewood Mountain Resort

To Rick Brown

Thank you for the gathering of Homewood Residents at Spataro's Restaurant. We enjoyed the presentation. The proposed project of Homewood Resort will be destination friendly and also an asset to all residents on the westshore of Lake Tahoe. As it stands now, if you do not have a home, boat, or visiting friends on the westshore of the lake you probably would not even venture over to the westshore. The proposed project will offer a wonderful family atmosphere for residents as well as visitors.

Our family supports the proposed development and look forward to all families enjoying our beautiful westshore.

Dr. & Mrs. Stephen Casagrande

From: TAYLOR2005@aol.com [mailto:TAYLOR2005@aol.com]
Sent: Tuesday, February 26, 2008 11:20 PM
To: jnikkel@trpa.org
Cc: Richard Brown; NUNU489301@aol.com; TAYLOR2005@aol.com
Subject: Proposed Homewood Mountain Resort

Dear TRPA Board,

I am unable to attend the Wednesday, February 27 meeting but I wanted to be sure to communicate with you **my support for the development of the proposed Homewood Mountain Resort**. It is my understanding that you are reviewing the Project Application for the Homewood Mountain Resort.

I have owned a "second" home at Tahoe since 1969 (we presently own two units at Tahoe Tavern) and have vacationed at Tahoe from 1950 to present. My parents before me were Tahoe enthusiasts and my mother (born 1917) and her mother (born 1889) frequented Tahoe on a regular basis. I consider myself a "local" though my permanent home is in Sacramento. We love the Tahoe Basin and consider Tahoe City to Chambers our "home turf". We have a very personal love for the North Shore and the West Shore of Tahoe.

We have met with representatives of JMA Ventures several times and we have reviewed the plans that they have for the Homewood Mountain Resort. After careful consideration and study of the proposed Homewood Mountain Resort plans we are enthusiastically in favor of the proposed development. We believe that the project is focusing on the natural beauty of the area and that the project will bring much needed amenities and support businesses to the Homewood area. Existing homeowners are being accommodated by the project managers and it is our belief that the project will effectively and efficiently handle the additional visitors that will be attracted to the area.

We will try to attend future meetings on the proposed Homewood Mountain Resort but we wanted to be sure that **our total support of the project is communicated to you**. If you have any questions or comments on our position I invite you to call (916 296-2037) or write (Taylor2005@aol.com) and we would be happy to discuss the issues with you.

Thank you for your consideration of our comments on this matter.

Sincerely,

Chris and Lynda Taylor

2580 Sierra Blvd., Suite D
Sacramento, Ca 95825

Delicious ideas to please the pickiest eaters. [Watch the video on AOL Living.](#)

From: Stan Brown [mailto:rstanbrown@sbcglobal.net]
Sent: Tuesday, February 26, 2008 1:43 PM
To: Richard Brown
Subject: FW: Feb. 27 TRPA Meeting

From: Stan Brown [mailto:rstanbrown@sbcglobal.net]
Sent: Tuesday, February 26, 2008 1:42 PM
To: 'jnikkel@trpa.org'
Subject: Feb. 27 TRPA Meeting

To whom it may concern at TRPA:

I understand there will be a meeting tomorrow, February 27th to discuss the project applications for the Community Enhancement Program. I have attended various meetings regarding the proposed JMA Ventures project at Homewood Mountain Resort and would like to express my approval of the project.

My Family has owned property in Homewood since the 1930's and I personally have been a homeowner there since 1991.

The efforts JMA has made to satisfy the environmental, traffic, erosion, and fire control issues are commendable. I realize some development is necessary for us to preserve our own local ski mountain or else it cannot survive economically. JMA has proposed some small commercial development on the property which would allow us along the west shore to avoid many trips to Tahoe City or Truckee to buy the essential items we often require. This would eliminate excess traffic along Highway 89 and reduce emissions those trips would generate. While the word "development" is offensive to many, I am a true believer that if development is done correctly it can enhance the surrounding community.

I feel that JMA Ventures is making every effort it can to satisfy the concerns of their west shore neighbors in an effort to improve and develop Homewood Mountain Resort. For this reason, I encourage TRPA to allow JMA to continue with their current efforts and plans.

Sincerely yours,

R. Stan Brown

----- Forwarded Message

From: Hamilton Rogers <ham@citygraphics.com>

Date: Wed, 27 Feb 2008 07:52:36 -0800

To: <jnikkel@trpa.org>

Subject: JMA Homewood project

Dear TRPA, I have been a resident of the west shore for over 35 years...We

need this project to bring Homewood alive again! I have run both The Homewood Marina and Ski Hill, this would help all on the west shore,

jobs, housing and be a great addition...What would be better then riding your bike

from Tahoe City to Homewood ride up the hill or take the gondola have a nice

lunch and swim and ride home....PLEASE approve this project!

Hamilton Rogers

City Graphics, Inc.

(415) 247-1654

From: DonHuff3@aol.com [mailto:DonHuff3@aol.com]
Sent: Wednesday, February 27, 2008 6:06 AM
To: jnikkel@trpa.org
Cc: Richard Brown
Subject: Homewood Mountain Resort

To Whom It May Concern:

For over a hundred years one of the core features and attractions of the West Shore of Lake Tahoe has been Homewood Resort. Unfortunately, since my grandparents, Don and Bernice Huff, sold the original hotel and its various attendant retail and commercial fixtures in 1964, the area has been in a slow economic decline and environmental decay. The current owners and management of Homewood Mountain Resort, JMA Ventures, LLC are before you because they plan to do everything in their physical and economic powers to reverse this situation. Please vote favorably on behalf of the proposed improvement plans of JMA Ventures, LLC for Homewood Mountain Resort as presented. The company's plans for improving not only the economic core of the area but more importantly improving and protecting the environmental footprint and impact of the surrounding landscape and clarity of the Lake should be heralded and encouraged by your vote and support. Please do so accordingly.

Gratefully,

Don Huff, III

4150 Ferguson Avenue
Cedar Flat, CA

P.O. Box 280
Carnelian Bay, CA 96140

530-583-5877

Delicious ideas to please the pickiest eaters. [Watch the video on AOL Living.](#)

From: Christine Manolakas [mailto:cmanolakas@pacific.edu]
Sent: Wednesday, February 27, 2008 8:20 AM
To: jnikkel@TRPA.org
Cc: Richard Brown
Subject: Tahoe Community Enhancement Program

Dear Board Members,

I write in support of the strategies and dedicated efforts by JMA Ventures for Homewood Mountain Resort on the West Shore, Lake Tahoe.

The local and regional communities have already benefited from the forest management, water conservation, and equipment up-grade that HMR has instituted.

I respectfully ask that the TRPA Governing Board recognize HMR's efforts by supporting them as an important part of the Community Enhancement Program on Tahoe's West Shore.

Sincerely,

Ted Grebitus
Member: Homewood Homeowner's Association Board
Third Generation Homewood Homeowner

From: Bob Bense [mailto:bbense-wccc@cal.net]
Sent: Wednesday, February 27, 2008 7:47 AM
To: jnikkel@trpa.org
Cc: Richard Brown
Subject: Project Application for Homewood Mountain Resort

To Whom It May Concern:

I'm unable to attend the meeting today at 11:00 AM. However, if I were, I would be there in support of you approving the project application for Homewood Mountain Resort for the Community Enhancement Program.

I feel what JMA Ventures has planned and the ways they are going about the project for Homewood Mountain Resort is a win / win for the environment and the west shore communities of Lake Tahoe. The sooner JMA can start moving forward on this project the better!

Sincerely,

Bob Bense
President
Sugarpine Lakeside Homeowner's Association
Tahoma, California

NORTH TAHOE FIRE PROTECTION DISTRICT

Duane L. Whitelaw, Fire Chief

P.O. Box 5879
300 North Lake Boulevard
Tahoe City, CA 96145
530.583.6913
Fax 530.583.6909
whitelaw@ntfire.net



To: Tahoe Regional Planning Agency Governing Board Members

The North Tahoe Fire Protection District would like to extend its full support for the efforts of Homewood Ski Area's forest thinning operations. Homewood has effectively modeled responsible corporate forest management by performing fuels treatments on 400 acres of their property this year. They have plans to treat an additional 400 acres each year for the next two years, all without grants or subsidies. This type of responsible action by private landowners is exactly what North Tahoe Fire would like to see more of in the future.

North Tahoe Fire Protection District continues to pursue defensible space and forest fuels treatments across its entire jurisdiction in order to lessen the severity of an inevitable wildfire. Forest treatments within our urban areas are critical to protecting life and property, but are only half of what is needed. By combining both residential defensible space treatments with proper forest management in the wildland/urban interface, we will realize a much safer situation in terms of fire threat.

Please join me in supporting Homewood Ski Area for taking action where it was needed for the benefit of the entire community.

Sincerely,

Stewart McMorrow

Stewart McMorrow
Forest Fuels Program Manager
North Tahoe Fire Protection District
530-546-2212

Homewood Mountain Ski Area Master Plan

Public Comment

Form Letters

FOR

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Monday, December 05, 2011 10:36 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
Julie Stakenburg

Tahoe Address
6435 Cascade Drive, Homewood, CA 96141

Additional Comments

Goodness I had my property assessed back in July and still have not received the final report with an additional project this large the homeowners will never have any focus.

Sent from (ip address): 170.252.248.203 (NBRWS1320.accenture.com)
Date/Time: December 5, 2011 6:36 pm
Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Sunday, December 04, 2011 5:32 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Elizabeth Carswell

Tahoe Address

Carswell Partners
4840 west lake blvd
Homewood, CA

Sent from (ip address): 68.100.151.43 (ip68-100-151-43.dc.dc.cox.net)

Date/Time: December 5, 2011 1:32 am

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Using (user agent): Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10_6_7; en-us) AppleWebKit/533.21.1 (KHTML, like Gecko) Version/5.0.5 Safari/533.21.1

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Sunday, December 04, 2011 9:41 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
Dennis Neeley

Tahoe Address
516 Bayview Drive - Meeks Bay, CA

Additional Comments

While this project may offer good environmental benefits - it is just too large and out of proportion for the Homewood community. The environmental benefits could still be accomplished on a smaller project that won't generat thousands of car trips daily, which certainly not good for the long term health of Lake Tahoe. Please don't sacrifice the lake for the short term benefits of jobs

Dennis Neeley

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Saturday, December 03, 2011 10:54 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Jerry Winters

Tahoe Address

6770 Springs Court
Tahoma, Ca. 96142

Additional Comments

I am concerned about traffic and the source & supply of water, including the impact to aquifer water levels of nearby communities. Please vote to reduce this project by 33%.

Sent from (ip address): 71.146.67.170 (adsl-71-146-67-170.dsl.pltn13.sbcglobal.net)

Date/Time: December 4, 2011 6:54 am

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Saturday, December 03, 2011 10:36 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
Judith Tornese

Tahoe Address
6770 Springs Court
Tahoma, Ca. 96142

Additional Comments

This project of approximately 325 units is too massive for such a confined area, between the mountain, hwy 89 and single family dwellings to the north and south. The size of this project is not compatible with the neighborhood and the West Shore. Please vote to reduce the size by 33%.

Sent from (ip address): 71.146.67.170 (adsl-71-146-67-170.dsl.pltn13.sbcglobal.net)

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Saturday, December 03, 2011 3:28 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
William Threlfall

Tahoe Address
24 Moana Circle, 96141

Additional Comments

I strongly urge that the conditions of approval and development agreement be structured to assure development includes all elements of the approved master plan. The master plan includes a wide range of elements that have been presented to the public, and some of these have far more potential for profit than others. If all the high-profit real estate were built-out in the early phases of the project, the developer would have little incentive to complete the remaining public amenities and site improvements that have been described repeatedly in the plan documents and public workshops. To address this concern, I encourage careful attention to the phasing plan for

the project so that both high-profit and low-profit elements are included in each phase of the project.

Sent from (ip address): 71.146.76.13 (adsl-71-146-76-13.dsl.pltn13.sbcglobal.net)

Date/Time: December 3, 2011 11:27 pm

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Using (user agent): Mozilla/5.0 (compatible; MSIE 9.0; Windows NT 6.0; Trident/5.0)

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Saturday, December 03, 2011 10:54 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Keith Batory

Tahoe Address

195 Simplon Pass Road
Homewood CA

Additional Comments

I fully support the FOWS letter on the HMR development. It contains well researched facts addressing the issues of a proposed development of this size in Homewood.

I challenge any Board member to change their perspective on this proposed development.

If this proposed development were being constructed in your backyard, and was to forever change the character and ambience of your small community, would you vote in favor?

"If you build it, they will not come" Most, if not all of these type of developments have filed Chapter 11, or have been bought and sold several times due to financial loss. This type of project is not about the community or environment, it is about money.

Respectfully submitted
Keith D. Batory

Sent from (ip address): 69.225.198.50 (adsl-69-225-198-50.dsl.scrn01.pacbell.net)

Date/Time: December 3, 2011 6:53 pm

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Using (user agent): Mozilla/5.0 (Macintosh; PPC Mac OS X 10_5_8) AppleWebKit/534.50.2 (KHTML, like Gecko) Version/5.0.6 Safari/533.22.3

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Saturday, December 03, 2011 8:21 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Lisa Cosby

Tahoe Address

483 Lakeridge Ct.
Meeks Bay, CA

Additional Comments

Thank you.

Sent from (ip address): 76.126.101.148 (c-76-126-101-148.hsd1.ca.comcast.net)
Date/Time: December 3, 2011 4:20 pm
Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Saturday, December 03, 2011 6:47 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Duane & Theresa Rustad

Tahoe Address

1737 Cedar Crest Ave.

Tahoe City

Sent from (ip address): 76.220.72.161 (76-220-72-161.light-speed.sntcca.sbcglobal.net)

Date/Time: December 3, 2011 2:47 pm

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Using (user agent): Mozilla/5.0 (Macintosh; Intel Mac OS X 10_6_8) AppleWebKit/534.52.7 (KHTML, like Gecko) Version/5.1.2 Safari/534.52.7

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Saturday, December 03, 2011 6:02 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
Suzanne Scharf

Tahoe Address
4900 West Lake Boulevard
Homewood, CA 96141

Sent from (ip address): 97.91.248.119 (97-91-248-119.dhcp.stls.mo.charter.com)
Date/Time: December 3, 2011 2:01 pm
Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>
Using (user agent): Mozilla/5.0 (Macintosh; Intel Mac OS X 10_7_2) AppleWebKit/534.51.22 (KHTML, like Gecko) Version/5.1.1 Safari/534.51.22

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Saturday, December 03, 2011 6:01 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
Ron Scharf

Tahoe Address
4910 West Lake Boulevard
Homewood, CA 96141

Sent from (ip address): 97.91.248.119 (97-91-248-119.dhcp.stls.mo.charter.com)
Date/Time: December 3, 2011 2:01 pm
Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>
Using (user agent): Mozilla/5.0 (Macintosh; Intel Mac OS X 10_7_2) AppleWebKit/534.51.22 (KHTML, like Gecko) Version/5.1.1 Safari/534.51.22

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 11:11 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Joseph & Leslie Bronzini

Tahoe Address

6828 West Lake Blvd.
Tahoma, Ca.

Sent from (ip address): 68.127.149.243 (adsl-68-127-149-243.dsl.pltn13.pacbell.net)

Date/Time: December 3, 2011 7:10 am

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Using (user agent): Mozilla/5.0 (Windows; U; Windows NT 5.1; en-US; rv:1.9.2.24) Gecko/20111103 Firefox/3.6.24

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 10:52 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Karen Flinn

Tahoe Address

145 Tahoe Ski Bowl Way
Homewood, CA

Sent from (ip address): 32.177.40.13 (mobile002.mycingular.net)

Date/Time: December 3, 2011 6:51 am

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Using (user agent): Mozilla/5.0 (Windows NT 6.0; rv:8.0) Gecko/20100101 Firefox/8.0

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 8:49 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Sharon Ewbank

Tahoe Address

765 Cascade Circle
Homewood, CA

Sent from (ip address): 75.42.74.222 (adsl-75-42-74-222.dsl.scrm01.sbcglobal.net)

Date/Time: December 3, 2011 4:48 am

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Using (user agent): Mozilla/5.0 (compatible; MSIE 9.0; Windows NT 6.1; WOW64; Trident/5.0)

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 6:21 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
Katie Tonello

Tahoe Address
5385 Sacramento Ave. Homewood, Ca

Additional Comments

Please allow my future family/children to have the same great memories I have had.

Sent from (ip address): 65.78.187.139 (139.187-78-65.res.dyn.surewest.net)
Date/Time: December 3, 2011 2:21 am
Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 5:14 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

David T. Giannini, Partner

Tahoe Address

6355 Flicker
Homewood, CA 96141

Additional Comments

Please don't allow the Homewood community to be spoiled for purely commercial purposes by people who will have nothing to do with Homewood after they have sold their development - too large!

Sent from (ip address): 67.113.225.162 (adsl-67-113-225-162.dsl.snfc21.pacbell.net)

Date/Time: December 3, 2011 1:14 am

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 5:10 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

David T and Carolyn M. GIANNINI

Tahoe Address

485 Grouse Dr.
PO Box 531
Homewood, CA 96141

Additional Comments

Pls don't allow the Homewood community to be abused for commercial purposes by people who will not live there after the proposed development is completed.

Sent from (ip address): 67.113.225.162 (adsl-67-113-225-162.dsl.snfc21.pacbell.net)

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 4:26 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
Mary Dale

Tahoe Address
8495 Meeks Bay Vista
Lake Tahoe CA

Sent from (ip address): 174.254.84.209 (209.sub-174-254-84.myvzw.com)
Date/Time: December 3, 2011 12:26 am
Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>
Using (user agent): Mozilla/5.0 (iPhone; CPU iPhone OS 5_0_1 like Mac OS X) AppleWebKit/534.46 (KHTML, like Gecko) Version/5.1 Mobile/9A405 Safari/7534.48.3

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 3:57 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Robert Mullarkey

Tahoe Address

5680 Lagoon Rd
Homewood, CA

Additional Comments

I am concerned with the additional traffic on Hwy 89 with the addition of all these new housing units. It will only exacerbate a serious problem that already exists. The project must be kept at a minimum number of units. This is not South Lake Tahoe, Tahoe City or Incline, which are high density cities. Stop comparing Homewood to South Lake Tahoe!!!

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 3:50 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Jane L. Warmack

Tahoe Address

P. O. Box 22

Tahoma CA 96142

8261 Meeks Bay Ave

Meeks Bay, CA 96142

Additional Comments

I have followed his project closely and hope our concerns will be considered seriously.

Sent from (ip address): 67.150.143.171 (67-150-143-171.stkn.mdsg-pacwest.com)

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 3:36 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
Tango

Tahoe Address
Homewood ca

Additional Comments

Kkep it old time Tahoe simple and friendly... No more need of hardware stores, ice creme and retail.. I have the same concerns of friends of the west shore... We do NOT need large growth.
Thank you. And SAVE OUR HOME

Sent from (ip address): 72.47.20.140 (doc-72-47-20-140.truckee.ca.cebridge.net)
Date/Time: December 2, 2011 11:36 pm

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 2:49 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Verna and John Parrish

Tahoe Address

3335 Sacramento Ave.
Homewood, Ca.

Additional Comments

We are very disappointed at the inability of the developers to take proper steps to save the ambiance of the village of Homewood. A large production such as HMR will be played out on too small a stage! How sad when, really, the project could have been so great otherwise.

Sent from (ip address): 65.111.113.3 (65-111-113-3.dyn.grandenetworks.net)

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 2:48 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concern

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Verna and John Parrish

Tahoe Address

3335 Sacramento Ave.
Homewood, Ca.

Additional Comments

We are very disappointed at the inability of the developers to take proper steps to save the ambiance of the village of Homewood. A large production such as HMR will be played out on too small a stage! How sad when, really, the project could have been so great otherwise.

Sent from (ip address): 65.111.113.3 (65-111-113-3.dyn.grandenetworks.net)

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 1:05 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concert

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Claudeene Wilbur Marks

Tahoe Address

7124 8th Ave. Tahoma, CA

Additional Comments

Traffic is already far too heavy on 89. Please downscale this huge project.

Sent from (ip address): 76.14.104.180 (76-14-104-180.rk.wavecable.com)

Date/Time: December 2, 2011 9:04 pm

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 12:46 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Concert

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
BRUCE M CARSWELL

Tahoe Address
4840 WEST LAKE BLVD
HOMEWOOD

Additional Comments

THE PROPOSED SIZE OF THE PROJECT WILL CHANGE THE WEST SHORE ENVIRONMENT FOREVER. TRAFFIC AND POLLUTION ARE ONLY TWO OF THE FACTORS THAT WOULD BE ELEVATED TO MAJOR PROBLEMS.

Sent from (ip address): 69.226.75.177 (adsl-69-226-75-177.dsl.scrn01.pacbell.net)

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 12:27 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewooddeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Support

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Lee Nelson

Tahoe Address

6665 McKinney Creek Rd.
Homewood, CA 96141

Additional Comments

Please, please, please do NOT vote to destroy the nature of our community. The size of the current project as it stands will do just that!

Sent from (ip address): 70.231.253.84 (adsl-70-231-253-84.dsl.snfc21.sbcglobal.net)

Date/Time: December 2, 2011 8:26 pm

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 12:18 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewooddeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Support

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Gary P. Vannelli

Tahoe Address

140 Tahoe Ski Bowl Way

Additional Comments

Increased traffic will negatively impact the street that fronts our residence as well as the prospect of creating the urban traffic congestion many have tried to escape. Anyone residing in Homewood or elsewhere in the Basin knows full well that July 4th holiday is a time to be avoided. What holiday period is next?

Sent from (ip address): 216.103.122.4 (adsl-216-103-122-4.rapallogroup.com)

Date/Time: December 2, 2011 8:17 pm

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 12:00 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewooddeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Support

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

M. Richard Smith/Rebecca W Smith

Tahoe Address

8227 Meeks Bay Avenue
Tahoma CA 96142

Sent from (ip address): 166.205.136.17 (mobile-166-205-136-017.mycingular.net)

Date/Time: December 2, 2011 7:59 pm

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Using (user agent): Mozilla/5.0 (iPhone; U; CPU iPhone OS 4_3_5 like Mac OS X; en-us) AppleWebKit/533.17.9 (KHTML, like Gecko) Version/5.0.2 Mobile/8L1 Safari/6533.18.5

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 11:16 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewooddeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Support

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
Henry P. C. Culp

Tahoe Address
5520 West Lake Blvd
Homewood, California, 96141

Additional Comments

I am concerned that the eir does not address the direct or indirect impact on Lake Tahoe itself as well as the other issues mentioned above. Reference my letter of March 17, 2011.

Sent from (ip address): 99.33.82.246 (99-33-82-246.lightspeed.plalca.sbcglobal.net)
Date/Time: December 2, 2011 7:15 pm

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 11:04 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewooddeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Support

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

David A Tonello

Tahoe Address

5395 Sacramento Ave
Homewood, Ca 96141

Additional Comments

I am vehemently opposed to the project and urge you not to approve it.

Sent from (ip address): 161.213.140.1 (161.213.140.1)

Date/Time: December 2, 2011 7:04 pm

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 10:37 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewooddeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Support

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Marylin Thompson

Tahoe Address

8628 Mountain Dr.
Rubicon

Additional Comments

Please do not destroy Tahoe in the name of profits for big business. No more traffic jams!

Sent from (ip address): 71.142.227.55 (adsl-71-142-227-55.dsl.scrm01.pacbell.net)

Date/Time: December 2, 2011 6:36 pm

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 10:35 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewooddeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Support

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name
John Buttolph

Tahoe Address
Meeks Bay, CA

Sent from (ip address): 67.91.65.10 (ip67-91-65-10.z65-91-67.customer.algx.net)

Date/Time: December 2, 2011 6:35 pm

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 6.1; WOW64; Trident/4.0; SLCC2; .NET CLR 2.0.50727; .NET CLR 3.5.30729; .NET CLR 3.0.30729; Media Center PC 6.0; InfoPath.2; .NET4.0C)

Maywan Krach

From: WordPress [lisa@collectivediscovery.com]
Sent: Friday, December 02, 2011 10:34 AM
To: lisa@collectivediscovery.com; mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewooddeiscomments@trpa.org
Subject: Friends of the West Shore Letter of Support

To: contact

Dear Placer County and TRPA,

I support the redevelopment of Homewood Mountain Resort (HMR) but the project as proposed is too large. Many West Shore residents have strongly indicated their preference to preserve the character of Homewood. We are concerned about the size and scale of the project and suggest a downsized resort to reduce traffic and other environmental impacts. I believe that HMR's proposal goes well beyond limited new development in Homewood and because of its ambitious size, does not capitalize on "improving environmental quality and community character" that it could achieve with a smaller project-scale. Additionally, I feel that a process that was directed by the community would have resulted in an acceptable development plan for the ski area at the beginning of the process. A 33% reduction in the size and scale of the proposed project would result in a true win-win solution that complements the Homewood community rather than overwhelming it. I would like to see a project that accomplishes the following objectives:

1. Satisfy the West Shore community's desire to downsize the resort and reduce traffic and other environmental impacts, by reducing population density.
2. Achieve and maintain the Environmental Thresholds determined by the TRPA Compact. This is our guide in preserving and enhancing the rural quality of life while protecting our Natural Resources.
3. Enhance the project to be compatible with the long-standing character of the West Shore by reducing the mass of the development and maintaining a family oriented atmosphere.

I hope you take my comments and concerns into consideration.

Sincerely,

Name

Russell Millsap

Tahoe Address

8628 Mountain Dr.

Rubicon

Sent from (ip address): 71.142.227.55 (adsl-71-142-227-55.dsl.scrn01.pacbell.net)

Date/Time: December 2, 2011 6:34 pm

Coming from (referer): <http://friendswestshore.org/support-us/send-letter/>

Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 5.1; Trident/4.0; YPC 3.0.3; (R1 1.5); .NET CLR 1.0.3705; .NET CLR 1.1.4322; InfoPath.1; yie8)

Fern Elufson

From: fern@skialpine.com
Sent: Wednesday, March 02, 2011 9:23 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/02/11

[a2_first_name] : Mark

[a3_last_name] : Boitano

[a4_address] : 86 Chamisal Pass

[a5_city] : Carmel

[a6_state] : Ca

[a7_zip] : 93923

[a8_phone] : 831-624-8608

[a9_email] : mboitano@sbcglobal.net

[b1_agree] :

Fern Elufson

From: fern@skialpine.com
Sent: Wednesday, March 02, 2011 11:58 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/02/2011

[a2_first_name] : scott

[a3_last_name] : scherer

[a4_address] : 73-4621 kaloko halia pl

[a5_city] : kailua-kona

[a6_state] : hi

[a7_zip] : 96740

[a8_phone] : 510-910-5721

[a9_email] : kalokowoodworks@yahoo.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Wednesday, March 02, 2011 2:30 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/02/2011
[a2_first_name] : Mike
[a3_last_name] : Mix
[a4_address] : 701 48th Street
[a5_city] : Sacramento
[a6_state] : CA
[a7_zip] : 95819
[a8_phone] : 916-996-3300
[a9_email] : mike@mixproperty.com
[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Thursday, March 03, 2011 11:56 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/03/2011

[a2_first_name] : Norma

[a3_last_name] : Price

[a4_address] : PO Box 781

[a5_city] : Tahoma

[a6_state] : California

[a7_zip] : 96142

[a8_phone] : 530 525 1656

[a9_email] : nipper1941@yahoo.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Thursday, March 03, 2011 5:42 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/03/2011

[a2_first_name] : Dennis

[a3_last_name] : Barnedt

[a4_address] : 789 Trent Ct

[a5_city] : Incline Village

[a6_state] : NV

[a7_zip] : 89451

[a8_phone] : 650-906-0776

[a9_email] : dbarnedt@barnedt.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Saturday, March 05, 2011 2:12 PM
To: Fern Elufson
Subject: Homewood Support

Follow Up Flag: Follow up
Flag Status: Flagged

[a1_date] : 03/05/2011

[a2_first_name] : peter

[a3_last_name] : Brown

[a4_address] : 875 Sandcastle dr

[a5_city] : Cardiff

[a6_state] : CA

[a7_zip] : 92007

[a8_phone] : 760 942 9329

[a9_email] : pjbelectric@hotmail.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Saturday, March 05, 2011 2:14 PM
To: Fern Elufson
Subject: Homewood Support

Follow Up Flag: Follow up
Flag Status: Flagged

[a1_date] : 03/05/2011

[a2_first_name] : Vikki

[a3_last_name] : Brown

[a4_address] : 875 Sandcastle dr

[a5_city] : Cardiff

[a6_state] : CA

[a7_zip] : 92007

[a8_phone] : 760 942 9329

[a9_email] : vikkiqb@gmail.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Sunday, March 06, 2011 9:32 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 3/6/2011

[a2_first_name] : s.

[a3_last_name] : storm

[a4_address] : p.o. box 7345

[a5_city] : spreckels

[a6_state] : ca.

[a7_zip] : 93962

[a8_phone] : 831-595-0302

[a9_email] : stormfam@gmail.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Monday, March 07, 2011 1:54 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/07/2011

[a2_first_name] : Kevin

[a3_last_name] : Dorey

[a4_address] : 745 Cowper St, #5

[a5_city] : Palo Alto

[a6_state] : CA

[a7_zip] : 94301

[a8_phone] : 831-236-6658

[a9_email] : Kevin.Dorey@gcinc.com

[b1_agree] : on

Fern Elufson

From: David Tirman [dtirman@jmaventuresllc.com]
Sent: Monday, March 07, 2011 1:52 PM
To: Fern Elufson
Subject: FW: Homewood Master Plan ENewsletter

Fern...yet another for the email blast list. Thanks.

DAVID A. TIRMAN AIA
Executive Vice President
JMA Ventures, LLC
11025 Pioneer Trail, Suite 101-B
Truckee, CA. 96161

Tel. (530) 582-6085
Fax. (530) 582-1851
Email: dtirman@jmaventuresllc.com

From: Seana Doherty [<mailto:seana@streamlineimpact.com>]
Sent: Monday, March 07, 2011 10:19 AM
To: David Tirman
Subject: FW: Homewood Master Plan ENewsletter

----- Forwarded Message

From: Brian Payne <sledgeh@sonic.net>
Date: Fri, 4 Mar 2011 09:34:09 -0800
To: "seana@streamlineimpact.com" <seana@streamlineimpact.com>
Subject: Homewood Master Plan ENewsletter

As an owner of a home in Tahoe Park and season pass holder, I would love to get on your eNewsletter for Homewood's Master Plan.

Thank you,

Brian Payne
1460 Pine Ave
Tahoe City, CA

----- End of Forwarded Message

Fern Elufson

From: David Tirman [dtirman@jmaventuresllc.com]
Sent: Monday, March 07, 2011 1:48 PM
To: Fern Elufson
Subject: FW: Homewood Master Plan ENewsletter

FYI (to add to email list). Thanks.

DAVID A. TIRMAN AIA
Executive Vice President
JMA Ventures, LLC
11025 Pioneer Trail, Suite 101-B
Truckee, CA. 96161

Tel. (530) 582-6085
Fax. (530) 582-1851
Email: dtirman@jmaventuresllc.com

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

From: Seana Doherty [<mailto:seana@streamlineimpact.com>]
Sent: Monday, March 07, 2011 12:26 PM
To: David Tirman
Subject: FW: Homewood Master Plan ENewsletter

----- Forwarded Message

From: Angela Nettles <aaucuin66@hotmail.com>
Date: Mon, 7 Mar 2011 12:17:55 -0800
To: "seana@streamlineimpact.com" <seana@streamlineimpact.com>
Subject: Homewood Master Plan ENewsletter

----- End of Forwarded Message

Fern Elufson

From: fern@skialpine.com
Sent: Tuesday, March 08, 2011 1:44 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/08/2011

[a2_first_name] : Nicholas

[a3_last_name] : Richards

[a4_address] : 1610 Arden Way, 195

[a5_city] : Sacramento

[a6_state] : CA

[a7_zip] : 95815

[a8_phone] : 916.418.6000

[a9_email] : nicgrubbellis@yahoo.com

[b1_agree] :

Fern Elufson

From: fern@skialpine.com
Sent: Tuesday, March 08, 2011 1:44 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/08/2011
[a2_first_name] : Nicholas
[a3_last_name] : Richards
[a4_address] : 1610 Arden Way, 195
[a5_city] : Sacramento
[a6_state] : CA
[a7_zip] : 95815
[a8_phone] : 916.418.6000
[a9_email] : nicgrubbellis@yahoo.com
[b1_agree] :

Fern Elufson

From: fern@skialpine.com
Sent: Wednesday, March 09, 2011 2:45 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/09/2011

[a2_first_name] : John

[a3_last_name] : Vlahides

[a4_address] : PO Box 14434

[a5_city] : San Francisco

[a6_state] : CA

[a7_zip] : 94114

[a8_phone] : 415-863-8418

[a9_email] : john@johnvlahides.com

[b1_agree] : on

Fern Elufson

From: David Tirman [dtirman@jmaventuresllc.com]
Sent: Wednesday, March 09, 2011 11:04 AM
To: Fern Elufson
Subject: FW: <no subject>

To add to list (see below).

DAVID A. TIRMAN AIA
Executive Vice President
JMA Ventures, LLC
11025 Pioneer Trail, Suite 101-B
Truckee, CA. 96161

Tel. (530) 582-6085
Fax. (530) 582-1851
Email: dtirman@jmaventuresllc.com

From: Seana Doherty [mailto:seana@streamlineimpact.com]
Sent: Wednesday, March 09, 2011 10:40 AM
To: David Tirman
Subject: <no subject>

----- Forwarded Message

From: Tim and Laura Neuharth <Timneuharth@frontiernet.net>
Date: Wed, 9 Mar 2011 08:28:10 -0800 (Pacific Standard Time)
To: "seana@streamlineimpact.com" <seana@streamlineimpact.com>
Subject: Homewood Master Plan ENewsletter



Hello we are delighted about your new project-we recently updated our cabin at the end of 3rd Avenue in Tahoma, which is up against Sugar Pine Point Park.
We would love to receive your e-letter and hope to continue to ski at Homewood best of luck and we would love to hear about your continued success.

Laura Franceschini-Neuharth

Fern Elufson

From: fern@skialpine.com
Sent: Thursday, March 10, 2011 12:23 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/10/2011
[a2_first_name] : Kat
[a3_last_name] : Romo
[a4_address] : 2439 11th Ave
[a5_city] : Oakland
[a6_state] : CA
[a7_zip] : 94606
[a8_phone] : 510 5330467
[a9_email] : kbromol@sbcglobal.net
[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Thursday, March 10, 2011 12:27 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/10/2011
[a2_first_name] : Samia
[a3_last_name] : Foster
[a4_address] : 3807 del Valle Place
[a5_city] : Davis
[a6_state] : CA
[a7_zip] : 95618
[a8_phone] : 530-757-7171
[a9_email] : samiafoster@yahoo.com
[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Thursday, March 10, 2011 12:27 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/10/2011

[a2_first_name] : David

[a3_last_name] : Williams

[a4_address] : 120 Turrini Court

[a5_city] : Danville

[a6_state] : CA

[a7_zip] : 94526

[a8_phone] : 916-704-4554

[a9_email] : davewilliams@verdeoservices.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Thursday, March 10, 2011 12:50 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/10/2011
[a2_first_name] : Andrew
[a3_last_name] : Randall
[a4_address] : 2821 Regent St
[a5_city] : Berkeley
[a6_state] : CA
[a7_zip] : 94705
[a8_phone] : 5105586856
[a9_email] : andrew@krak.org
[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Thursday, March 10, 2011 10:16 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 3/10/2011

[a2_first_name] : Andrew

[a3_last_name] : Smith

[a4_address] : PO Box 641343

[a5_city] : San Francisco

[a6_state] : CA

[a7_zip] : 94164

[a8_phone] : 4156734045

[a9_email] : ah_smith@pacbell.net

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Thursday, March 10, 2011 2:38 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/10/2011
[a2_first_name] : Ali
[a3_last_name] : Shamsi
[a4_address] : 29 Sunview Dr
[a5_city] : SF
[a6_state] : California
[a7_zip] : 94131
[a8_phone] : 4156424344
[a9_email] : netarc@gmail.com
[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Thursday, March 10, 2011 9:40 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/10/2011

[a2_first_name] : Ellen

[a3_last_name] : Strunin

[a4_address] : 4314 Whittle Avenue

[a5_city] : Oakland

[a6_state] : CA

[a7_zip] : 94602

[a8_phone] : 510-390-5782

[a9_email] : ehmstrunin@sbcglobal.net

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Friday, March 11, 2011 5:10 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 3-11-2011

[a2_first_name] : John

[a3_last_name] : White

[a4_address] : 12432 Woodgreen St

[a5_city] : Los Angeles

[a6_state] : Ca.

[a7_zip] : 90066

[a8_phone] : 310 261 2514

[a9_email] : john@sewervideo.com

[b1_agree] : on

Fern Elufson

From: David Tirman [dtirman@jmaventuresllc.com]
Sent: Friday, March 11, 2011 8:28 AM
To: Fern Elufson
Subject: FW: Homewood Master Plan ENewsletter

Hi Fern...one more for the email blast list (highlighted below). Thanks.

DAVID A. TIRMAN AIA
Executive Vice President
JMA Ventures, LLC
11025 Pioneer Trail, Suite 101-B
Truckee, CA. 96161

Tel. (530) 582-6085
Fax. (530) 582-1851
Email: dtirman@jmaventuresllc.com

From: Seana Doherty [<mailto:seana@streamlineimpact.com>]
Sent: Thursday, March 10, 2011 8:32 PM
To: David Tirman
Subject: FW: Homewood Master Plan ENewsletter

----- Forwarded Message

From: <hobie@snowcrest.net>
Date: Thu, 10 Mar 2011 19:14:00 -0800
To: "seana@streamlineimpact.com" <seana@streamlineimpact.com>
Subject: Homewood Master Plan ENewsletter

PUT ME ON YOUR LIST. THANKS.

----- End of Forwarded Message

Fern Elufson

From: fern@skialpine.com
Sent: Friday, March 11, 2011 8:18 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/27/1966

[a2_first_name] : Deniece

[a3_last_name] : Prescott

[a4_address] : 1629 Grimes Ave

[a5_city] : Modesto

[a6_state] : CA

[a7_zip] : 95358

[a8_phone] : 209 575-2469

[a9_email] : kb424hr@aol.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Friday, March 11, 2011 3:05 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 3/11/2011

[a2_first_name] : Deborah

[a3_last_name] : Kight

[a4_address] : 401 Heather Ct

[a5_city] : Fairfield

[a6_state] : CA

[a7_zip] : 94534

[a8_phone] : 707 864-2170

[a9_email] : dkight53@aol.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Friday, March 11, 2011 2:49 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/11/2011

[a2_first_name] : Dorete

[a3_last_name] : Azevedo-Sousa

[a4_address] : PO Box 2510

[a5_city] : Turlock

[a6_state] : CA

[a7_zip] : 95381

[a8_phone] : 2094067036

[a9_email] : AngelRosa78@aol.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Friday, March 11, 2011 11:12 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 3-11-11

[a2_first_name] : NANCY

[a3_last_name] : CANTISANO

[a4_address] : 513 MAC ARTHUR AVE.

[a5_city] : REDWOOD CITY

[a6_state] : CA

[a7_zip] : 94063

[a8_phone] : 650.365.3445

[a9_email] : NANCY.CANTISANO@ROS.COM

[b1_agree] : on

623

Fern Elufson

From: fern@skialpine.com
Sent: Friday, March 11, 2011 6:32 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/11/2011

[a2_first_name] : Lisa

[a3_last_name] : Giuliani

[a4_address] : 3130 Mars Ave

[a5_city] : Winnemucca

[a6_state] : Nevada

[a7_zip] : 89445

[a8_phone] : 815-236-8149

[a9_email] : leesy_g@hotmail.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Friday, March 11, 2011 8:16 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 02/10/1951

[a2_first_name] : David

[a3_last_name] : Prescott

[a4_address] : 1629 Grimes Ave

[a5_city] : Modesto

[a6_state] : CA

[a7_zip] : 95358

[a8_phone] : 209-575-2469

[a9_email] : udrider@sbcglobal.net

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Friday, March 11, 2011 5:10 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 3-11-2011
[a2_first_name] : John
[a3_last_name] : White
[a4_address] : 12432 Woodgreen St
[a5_city] : Los Angeles
[a6_state] : Ca.
[a7_zip] : 90066
[a8_phone] : 310 261 2514
[a9_email] : john@sewervideo.com
[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Saturday, March 12, 2011 4:43 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 3/12/2011

[a2_first_name] : Abraham

[a3_last_name] : Hopkins

[a4_address] : 471 muller rd

[a5_city] : Walnut creek

[a6_state] : Ca

[a7_zip] : 94598

[a8_phone] : 8056984790

[a9_email] : abraham@contractorprowebsites.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Sunday, March 13, 2011 3:05 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/13/2011

[a2_first_name] : Brian

[a3_last_name] : Terry

[a4_address] : 2630 Roseto Circle

[a5_city] : Sparks

[a6_state] : nv

[a7_zip] : 89434

[a8_phone] : 775-359-7993

[a9_email] : debra_terry@sbcglobal.net

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Sunday, March 13, 2011 3:04 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/13/2011

[a2_first_name] : Debra

[a3_last_name] : Terry

[a4_address] : 2630 Roseto Circle

[a5_city] : Sparks

[a6_state] : NV

[a7_zip] : 89434

[a8_phone] : 774-359-7993

[a9_email] : debra.terry@sbcglobal.net

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Sunday, March 13, 2011 11:41 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/13/2011

[a2_first_name] : Jennifer

[a3_last_name] : Wang

[a4_address] : 6363 Christie Ave. #915

[a5_city] : Emeryville

[a6_state] : CA

[a7_zip] : 94608

[a8_phone] : 949-735-1788

[a9_email] : jennifer_wang@berkeley.edu

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Sunday, March 13, 2011 8:52 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/13/2011

[a2_first_name] : JANICE

[a3_last_name] : BROWN

[a4_address] : 1520 EMORY ST

[a5_city] : SAN JOSE

[a6_state] : CA

[a7_zip] : 95126

[a8_phone] : 9635739

[a9_email] : jancoxbrown@yahoo.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Monday, March 14, 2011 11:15 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/14/2011

[a2_first_name] : Aimee

[a3_last_name] : Sweeney

[a4_address] : P.O. Box 8230

[a5_city] : Tahoe City

[a6_state] : CA

[a7_zip] : 96145

[a8_phone] : 530-448-3121

[a9_email] : queenaim33@yahoo.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Tuesday, March 15, 2011 12:22 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/15/2011
[a2_first_name] : James
[a3_last_name] : Gray
[a4_address] : 6 Abbott Court
[a5_city] : Orinda
[a6_state] : CA
[a7_zip] : 94563
[a8_phone] : 925-284-2100
[a9_email] : jim@mckenziegray.com
[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Tuesday, March 15, 2011 8:09 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/15/2011

[a2_first_name] : Mark

[a3_last_name] : Nelson

[a4_address] : 36 Kingsbury Court

[a5_city] : Roseville

[a6_state] : CA

[a7_zip] : 95678

[a8_phone] : 916-390-6567

[a9_email] : mnelson601@juno.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Wednesday, March 16, 2011 7:56 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/16/2011

[a2_first_name] : Diane

[a3_last_name] : Fredrick

[a4_address] : 121 Davidson Road

[a5_city] : Boxborough

[a6_state] : MA

[a7_zip] : 01719

[a8_phone] : 978.263.0977

[a9_email] : fredrick@fredrick1.name

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Thursday, March 17, 2011 12:38 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/17/2011
[a2_first_name] : Scott
[a3_last_name] : Stone
[a4_address] : 112 Ullman Ct
[a5_city] : Napa
[a6_state] : CA
[a7_zip] : 94559
[a8_phone] : 707-732-0368
[a9_email] : stone_s@comcast.net
[b1_agree] : on

(775)450-7811 cell
(775)783-9998 fax
colten@mtreclaimed.com email
www.MTreclaimed.com

Fern Elufson

From: fern@skialpine.com
Sent: Friday, March 18, 2011 11:27 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/18/2011

[a2_first_name] : Mark

[a3_last_name] : Avon

[a4_address] : PO Box 621

[a5_city] : Homewood

[a6_state] : Ca.

[a7_zip] : 96141

[a8_phone] : 530-525-7067

[a9_email] : markravon@sbcglobal.net

[b1_agree] :

Fern Elufson

From: fern@skialpine.com
Sent: Saturday, March 19, 2011 11:59 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/17/2011
[a2_first_name] : Dana
[a3_last_name] : Schneider
[a4_address] : 1293 Bing Tree Way
[a5_city] : Sebastopol
[a6_state] : ca
[a7_zip] : 95472
[a8_phone] : 707 823-7608
[a9_email] : danafschneider@gmail.com
[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Sunday, March 20, 2011 8:02 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/20/2011

[a2_first_name] : John

[a3_last_name] : Fullem

[a4_address] : 227 Childers Court

[a5_city] : Alamo

[a6_state] : CA

[a7_zip] : 94507

[a8_phone] : 9259464679

[a9_email] : Jfullem@rechtassociates.com

[b1_agree] : on

Fern Elufson

From: fern@skialpine.com
Sent: Sunday, March 20, 2011 11:22 AM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 03/20/2011

[a2_first_name] : Betsy and Steve

[a3_last_name] : Baus

[a4_address] : 19 La Cintilla

[a5_city] : Orinda

[a6_state] : ca

[a7_zip] : 94563

[a8_phone] : 925 386 0023

[a9_email] : betsybaus@hotmail.com

[b1_agree] : on

Fern Elufson

From: David Tirman [dtirman@jmaventuresllc.com]
Sent: Monday, March 21, 2011 8:47 AM
To: Colten Mellows
Cc: Fern Elufson
Subject: RE: Montana Reclaimed Lumber Co.

Colten,

Thanks for the message and for coming to the Homewood open house earlier this month. We'll make sure that you are added to the E-Newsletter list for future notices about the project. We also appreciate the interest in the redevelopment of the Homewood ski area base facilities. While we work towards ultimate approval of the master plan proposal, we'll be considering building specifications and options in more detail. In the interim, I'll take a closer look at your product and company.

Thanks again and best regards,

DAVID A. TIRMAN AIA
Executive Vice President
JMA Ventures, LLC
11025 Pioneer Trail, Suite 101-B
Truckee, CA. 96161

Tel. (530) 582-6085
Fax. (530) 582-1851
Email: dtirman@jmaventuresllc.com

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

From: Colten Mellows [<mailto:colten@mtreclaimed.com>]
Sent: Friday, March 18, 2011 2:03 PM
To: masterplan@skihomewood.com
Subject: Montana Reclaimed Lumber Co.

To whom it may concern:

My name is Colten Mellows, the local rep for Montana Reclaimed Lumber Co. (MRL). I dropped by the unvailing of the master plan and gave my card to David Tirman as well as Kent Hoopingarner. In addition, I wanted to make sure that my email got put on the contact list so I don't miss the boat when it comes around.

My company provides reclaimed beams, antique boards, historic paneling, siding, and trim. Our current inventory also boasts one of the largest selections of antique lumber products in the nation. All of which can be left "as-is" or milled to your custom specifications. I know this project is going to be LEED certified and would really love to get a shot at providing the sustainable exterior and interior reclaimed lumber materials.

Check us out at - www.MTreclaimed.com

Lastly, if I could get the appropriate contact info that would be fantastic.

All the best,

Colten Mellows
Montana Reclaimed Lumber

Fern Elufson

From: fern@skialpine.com
Sent: Friday, March 18, 2011 5:45 PM
To: Fern Elufson
Subject: Homewood Support

[a1_date] : 3/18/2011

[a2_first_name] : Luke

[a3_last_name] : Rajlich

[a4_address] : 1226 Washington St

[a5_city] : San Francisco

[a6_state] : Ca

[a7_zip] : 94108

[a8_phone] : 650-521-3363

[a9_email] : lrajlich@gmail.com

[b1_agree] : on

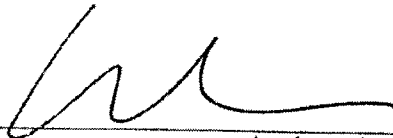
SIGN UP
HELP TO SAVE HOMEWOOD MOUNTAIN RESORT!

Date:

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: William H. Davis Date: 2/14/11

Contact information

Address: ONE Kaiser Plaza #1101. OAKLAND CA
Phone: 510-452-0458 Email: B.LAVIS@SMLINC.COM 94612

SIGN UP
HELP TO SAVE HOMEWOOD MOUNTAIN RESORT!

Date: 2-13-2011

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Lawrence M. Bianchi, Ph.D

Print Name Lawrence Bianchi

Date 2-13-2011

Contact information

Address: 5649 McKinney Drive, PO Box 508, Homewood, CA

Phone: 916.718.4115 Email: Bianchi@questglo.com

*Notes: I am Past President of the McKinney
Ski Area Homeowners Association and current
Board President for the Sierra Lake Ports Foundation*

Governing Board, TRPA

To the Governing Board of the TRPA,

Please accept this letter as being in support of the proposed development of Homewood Mountain Resort by JMA Ventures. I am a full time resident, and my family has owned property here beginning in 1905.

Homewood Mountain Resort is a valuable asset to Lake Tahoe and is enjoyed by locals and visitors, and therefore needs to be developed in a sensitive, positive way that enhances our community.

I feel that JMA Ventures, JMA Sierra Ventures will provide that stewardship and will provide Lake Tahoe and the town of Homewood with a viable, valuable Resort to be enjoyed by locals and tourists on a year round basis.

This is an important development for recreation as well as acting as an anchor to our West Shore Business Community. I ask you to approve the plans to develop this wonderful area by JMA that will be a positive example of how a resort can be developed that adds value and benefit to the community.

Thank you for your consideration,

Respectfully,

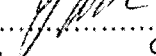
John Walker
Homewood.

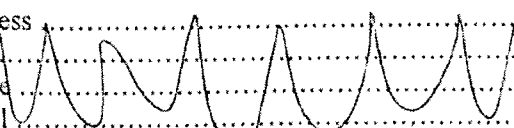
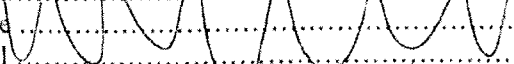
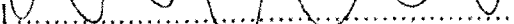
Date 1/30

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Elie Wilson

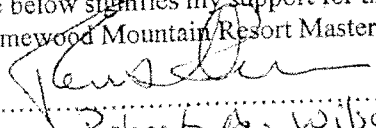
Address 
Phone 
Email 

Date 1/30/2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Robert A. Wilson


Address 6435 Carolinda Dr.
Granite Bay, CA 95746
Phone 916 390 2929
Email rawlans.survey.net

Date 1/29/2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Natasha J. Baker


Address 6424 Pine Haven
Oakland, CA 94611
Phone
Email natashabaker@hotmail.com

Date 1/30/11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name WARREN B. HUGHES

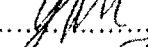
Address 4360 WHISPERING OAKS
GRANITE BAY, CA 95746
Phone (916) 580-4180
Email W.B.H.1960@LIVE.COM

Date 1/30/2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Lynne Wilson

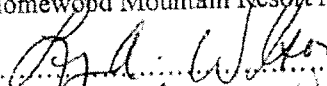
Address
Phone
Email

Date 1/30/2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Lynne Wilson

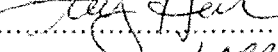
Address 6435 Carolinda Dr.
Granite Bay, CA 95746
Phone 916-797-9113
Email lynnies@surwest.net

Date FEB 1, 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name LARRY HEER

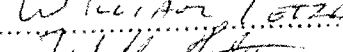
Address P.O. Box 1297
CARNECIE BAY, CA 96140
Phone 530-581-2616
Email Larry-heer@yahoo.com

Date JAN 31, 2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name William Tetzner

Address
Phone
Email

Date 2-3-11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Resa McDaniel

Address 10360 Saustine
Ave. Las Vegas NV
Phone 407-314-3394
Email

Date 2-3-11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name CAROLYN M BOGAN

Address 10360 Saustine
Ave Las Vegas NV
Phone 407-484-9039
Email ccowboy@aol.com

We Love Homewood!!!

Date 2/5/11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Matthew Potts

Address 213 Observation Dr
Tahoe City CA 96145
Phone 415-290-3190
Email mpotts7@hotmail.com

Date Feb 3, 2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Deborah C Weeks

Address 1064 Cherokee Ct
Oakland CA 94612
Phone
Email

Date

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature
Print Name... Mark Paulsen

Address 2901 Whiffers Mill Dr
Morgan Hill, CA 95037
Phone 408-476-2505
Email mark.paulsen@yahood.com

Date 1-29-11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature
Print Name... Kate Riedell

Address 664 Vernon St. #105
Oakland, CA 94610
Phone 510-909-9939
Email kateriedell@gmail.com

Date 1-29-11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature
Print Name... Suzanne Belle

Address 224 7th St / 121 Primrose Way
Tahoe, CA 95030
Phone 530-619-1605
Email Suzanne.belle@comcast.net

Date 1-29-2011

To Whom It May Concern:

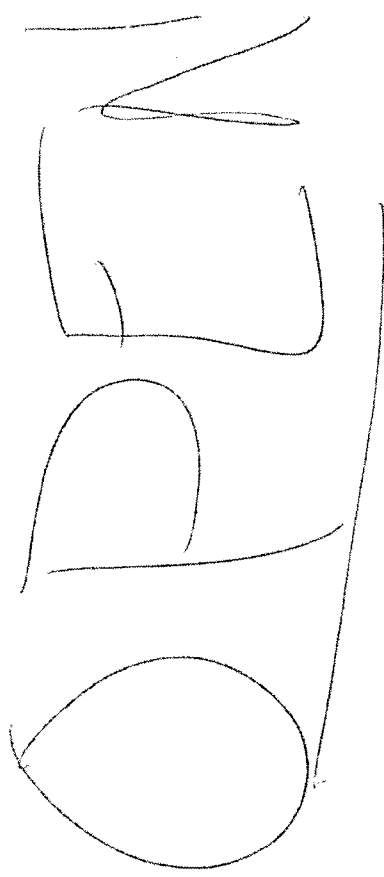
Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature
Print Name... Kevin Treitz

Address 664 Vernon St. Apt. 105
Oakland, CA 94610
Phone 510-847-0893
Email k.treitz@hotmail.com

Homewood
Keep



Date 2.4.11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature *Dorothy Peutz*
Print Name DOROTHY PEUTZ

Address 2376 Grattan
San Francisco 94117
Phone unlisted
Email

Date 2/12/11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature *Robert Bell*
Print Name ROBERT BELL

Address 121 PRIMROSE WAY
PALO ALTO CA
Phone 650-924-9551
Email bentbell2@yahoo.com

Date 1.12.11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature *Ruth Finch*
Print Name RUTH FINCH

Address 631 WINTERGREEN LN
WALNUT CREEK, CA 94598
Phone
Email

NO SOLICITATIONS

Date 2/10/11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Shawn Trale

Address
Phone
Email

Date 2/9/11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Brandon Whately

Address 380 Scenic Blvd. W.
Homewood, CA
Phone
Email

Date 2/1/11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name CHRISTOPHER QUAYLE

Address 1020 WOOD ST
OAKLAND, CA 94617
Phone
Email stgrayle@yahoo.com

Date Feb 9, 2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Susan Phillips

Address 15 Cedar Glen Rd.
Winning, CT 06072
Phone 860-217-1751
Email ftzy.susan@gmail.com

Date: 1/17/11

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Kevin O'Connor

Print Name: Kevin O'Connor

Date: 1/17/11

Contact information

Address: 511 Fall Creek Dr.

Felton, CA 95018

Phone: 831 704 7260

Email:

Date: 1-29-11

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Carry A. Paul

Print Name: CARRY A. PAUL

Date: 1-29-11

Contact information

Address:

Phone:

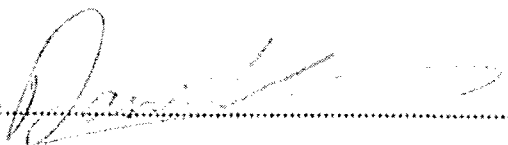
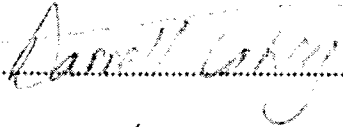
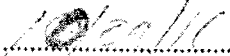
Email:

Date:

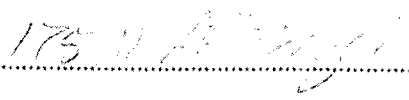
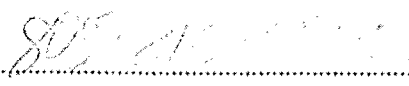
To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature.....
Print Name.....
Date.....

Contact information

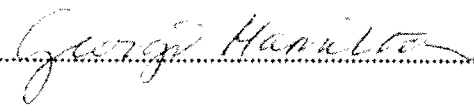
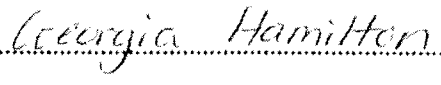
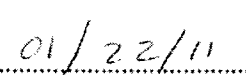
Address.....
Phone.....
Email:

Date:01/22/11.....

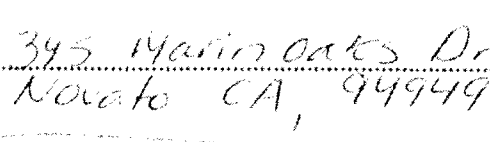
To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature.....
Print Name.....
Date.....

Contact information

Address.....
Phone:
Email:

Date: 2/4/2011

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: [Print Name]

Date: 2/4/11

Contact information

Address: 169 O'Connell Dr
SF CA 94112

Phone:

Email:

Date: 1/29/11

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Andrew Keller

Date: 1/29/11

Contact information

Address: 4761 Jm St - 53

Phone: 418-1206

Email: DAN@KELLER.COM

Date: 1/20/11

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: JONAS P. BURNELL

Date: 1/20/11

Contact information

Address: 77705 Highway 111 S.

Homewood, California 96140

Phone: 530-221-1111

Email: DRSPB@GMAIL.COM

Jonas

Age - 48

Married - 27

Date: Jan 21, 2011

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Charles Eugene Jones

Date: 1/21/11

Contact information

Address: 11530 Highway 111 S.

Homewood, CA

Phone: (530) 221-1111

Email: [Email]

9/6

Date: 1/31/11

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature

Print Name

Date

Contact information

Address

Phone:

Email:

Date:

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature

Print Name

Date

Contact information

Address

Phone:

Email:

te: 1-29-11

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature

Print Name

Date

Contact information

Address

Phone:

Email:

Date:

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature

Print Name

Date

Contact information

Address

Phone:

Email:

John W. Schunk
to Allyn
in T-1
98

Date 3 Feb 2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

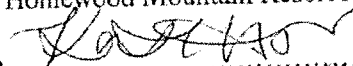
Signature

Print Name

Address

Phone

Email


Katherine Hecutt Bailey
1200 Donner Pass Rd #1312
Truckee
530.550.7925
k.h.bailey@gmail.com

Date 3/18/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name DESARON

Address 121 CUMMINS

Phone 831/450-72

Email [Email]

Date 3/18/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name REBECCA

Address [Address]

Phone [Phone]

Email [Email]

Date 3-19-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name SHERYL L. JOHNSON

Address 1107 INVESTMENT BLVD

E.D.H., CA 95762

Phone [Phone]

Email SLT.933@SBCGLOBAL
NO DOT

Date 3/19/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name [Name]

Address [Address]

Phone [Phone]

Email [Email]

Date 3-18-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Will Woodward

Address 10215 Mill Creek
Trillium Village Dr 92091
Phone 866-386-3441
Email willwood22@yahoo.com

Date 3/18/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Colleen Burt

Address 6717 Old County Rd.
West 113 City, UT 82517
Phone 407-510-9350
Email [Email]

Date 3/18/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Tyler McE

Address 1130 7th St
IB, CA 9432
Phone 619-793-5555
Email [Email]

Date 3/19/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Sasha M. Nelson

Address 10003 Navajo Crest Dr.
Reno NV 89504
Phone 775-771-0232
Email sashanelsonpro@bestmail.com

Date 3/17/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature June E. Baggiani
Print Name June E. Baggiani
Address 2649 Martinez Drive
Buckingham CA 94010
Phone 650-692-2970
Email jbbaggiani@yahoo.com

Date 3/17/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Dan Conway
Print Name Dan Conway
Address PO Box 1379
Tuckee, CA 96062
Phone
Email

Date 3/16/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Denise M. Baggiani
Print Name Denise M. Baggiani
Address 2649 Martinez Drive
Buckingham CA 94010
Phone 650-692-2344
Email dbaggiani@yahoo.com

Date 3/17/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Joseph W. Vercell
Print Name Joseph W. Vercell
Address 102
Phone
Email

Date MAR 14, 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature A. Faget
Print Name ANDREW FAGET

Address 14319 SUN HARBOR
HOUSTON, TX 77062
Phone 281.386.8682
Email SDIVERT45@GMAIL.COM

Date 3/13/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name David Villanueva

Address 1011 E. 4th
San Antonio, TX 78203
Phone 510.206.2506
Email David@villanueva.com

Date 3.14.10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Adam Clark
Print Name Adam Clark

Address P.O. BOX 1104
CITY, CA 96145
Phone 715.272.0871
Email

Date 3/13/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Kevin Connor

Address TRUCKEE, CA 96161
Phone [Blank]
Email KCONNOR4@GMAIL.COM

Date 5-13-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name [Signature]

Address [Signature]
[Signature]
Phone [Signature]
Email [Signature]

Date 3/13/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name [Signature]

Address [Signature]
[Signature]
Phone [Signature]
Email [Signature]

Date 3/4/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name [Signature]

Address [Signature]
[Signature]
Phone [Signature]
Email [Signature]

Date 3-12-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name [Signature]

Address [Signature]
[Signature]
Phone [Signature]
Email [Signature]

Date 3-4-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Larry Harvey

Address 1122 N. PLEASANT BLVD. P.O. BOX 1122

Phone 916-868-5583

Email lharvey@earthlink.net

Date 3/4/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Stephany King Shurtz

Address 45 School St

Phone [Blank]

Email larryharvey@gmail.com

Date 3-4-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Justin Tennes

Address Tahoe Vista

Phone 336-7012

Email justin.tennes@gmail.com

Date 3/4/2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name JUSTIN TENNES

Address P.O. BOX 302 Kings Beach

Phone 530-249-4776

Email justin.tennes@gmail.com

Date 3-4-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name: M. S. Chatterjee

Address 1290 Canyon Rd
Duckee, CA
Phone 727-663-8080
Email M.S.Chatterjee@yahoo.com

Date 3/4/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name: SETH ADLER

Address 235 W. LEYDEN RD.
CALIFORNIA, CA 91340
Phone 913-834-2525
Email slacker191a@gmail.com

Date 3/1/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name: Lisa Schlieder

Address 3077 Coral St
Corona, CA 92883
Phone (951) 233-1111
Email

Date 3-1-2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name: Jeff Schlieder Jr.

Address 3077 Coral Street
Phone
Email

10/6

Date 3-1-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Beverly Schlieder
Print Name Beverly Schlieder

Address 6420 Yale Ct.
Chino CA 91710
Phone _____
Email _____

Date MARCH 1 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Valerie Schlieder
Print Name VALERIE SCHLIEDER

Address 8077 CORAL ST.

Phone _____
Email _____

Date 3/1/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Susan Lowe
Print Name Susan Lowe

Address 9 WILDEN Hill Dr
Penobscot MA 01960
Phone _____
Email SM-LPTC@yahoo.com

Date 3-1-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Jeff Schliover
Print Name JEFF SCHLIOVER

Address 3077 CORAL ST
CORONA CA
Phone _____
Email _____

Date 3-2-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature *Karen Thorne*

Print Name Karen Thorne

Address 18 Grove Rd

Enfield, CT 06082

Phone

Email

Date 3-2-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature *William Down*

Print Name William Down

Address 18 Grove Rd

Enfield, CT 06082

Phone

Email

Date 3/4/09

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature *Gene M. Switzky*

Print Name GENE M. SWITZKY

Address 7218 6th Ave

Tahoe, Ca 96142

Phone (818) 342-2768

Email g.m.switzky@SBCGLOBAL.NET

Date 3/4/2009

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature *Howard W. Switzky*

Print Name HOWARD W. SWITZKY

Address 7218 6th Ave

Tahoe, Ca 96142

Phone (818) 342-5253


Email SWITZKY@SBCGLOBAL.NET

Date 3/6/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name BRAD WINTON

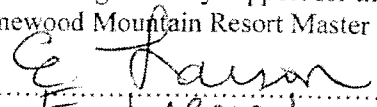
Address 324 29th St
Manhattan Beach, CA 90266
Phone 310-546-7818
Email bradwinton@yahoo.com

Date 3-6-2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name E. LARSON


Address 25 Devonshire Ct.
Denville, CA 94501
Phone 925-736-0871
Email Larsonfamily405@yahoo.net

Date 3-6-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Dean Lerner

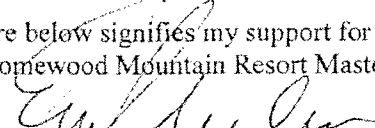
Address 900 National Ave
Tahoe Vista, CA 96148
Phone 761-741-3380
Email dean.lerner@tahoe.com

Date

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Emily McCue

Address 225 Pinon Hills Rd
Heavenly Lakes, CA
Phone 760-935-0020
Email emattie1@yahoo.com

Date 3/2/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name MIKE KUSH
Address
Phone
Email WASH, DC

Date 3/11/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name DEBRA HEFFER
Address 1651 Peer Park Drive
Phone
Email Debraheff@comcast.net

Date 3/6/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name BRYAN PRINCE
Address P.O. Box 2523
Olympic Valley, CA 96146
Phone 916-322-9998
Email bry@go-badgerschools.com

Date 3-7-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name LINDA PLISLEY
Address 570 Piccirilli Rd
Santa Rosa, CA 95401
Phone 707-545-0373
Email

Date 3/2/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name [Name]

Address [Address]
Phone [Phone]
Email [Email]

Date 3.21.10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name [Name]

Address [Address]
Phone [Phone]
Email [Email]

Date 3/15

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name CHEYNE SPRINGBETT

Address 58-114 Napanea Place,
Haleiwa, HI 96712
Phone [Phone]
Email cheyne711@gmail.com

Date 3-20-2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name RODIERC H. MILLAVRE

Address 580 RHODES DR
PALO ALTO CA 94303
Phone [Phone]
Email peboba@aol.com

Date 3/2/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]

Print Name [Name]

Address [Address]

Phone [Phone]

Email [Email]

Date

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]

Print Name [Name]

Address [Address]

Phone [Phone]

Email [Email]

Date 3/2/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]

Print Name [Name]

Address [Address]

Phone [Phone]

Email [Email]

Date 3/2/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]

Print Name [Name]

Address [Address]

Phone [Phone]

Email [Email]

Date: 2-1-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: *T. B. Porter*

Print Name: *T. B. Porter*

Date: 3-1-10

Contact information

Address: *P.O. Box 623, Big Bear Lake, CA 92315*

Phone: *909-866-5115*

Email: *rftwskipper@comcast.net*

Date: 3-1-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: *Xander Cornett*

Print Name: *Xander Cornett*

Date: 3-1-10

Contact information

Address: *21392 Avila Ave.
Los Gatos CA 95033*

Phone: *408-353-4903*

Email:

Date: 3/1/2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: MARK D LINDEN

Date: 3/1/2010

Contact information

Address: 237 Los Palos Verdes Cir
95876

Phone: 707-938-8082

Email:

Date: 3/1/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: LAURIE PORTER

Date: 3/1/10

Contact information

Address: PO Box 623 BBL CA
92315

Phone: 909-866-5115

Email: RFTWSKIPPER@
SPRINTMAIL.COM

Date: 3/1/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Debbie Linder

Print Name: Debbie Linder

Date: 3/1/10

Contact information

Address: 237 Los Palos

Sonoma, CA 94706

Phone: 415 457 1688

Email:

Date: March 1, 2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Richard Calendar

Print Name: RICHARD CALENDAR

Date: March 1, 2010

Contact information

Address: 940 Euclid, Berkeley CA 94708

Phone: 510 527 0494

Email: richard@berkeley.edu

Date: March 1 2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Jean Nolan

Date: 3-1-10

Contact information

Address: 225 N. Main St. Suite 100

Phone: 530-421-1111

Email: jean.nolan@hmr.com

Date: 3-1-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Larry Cornett

Date: 3-1-10

Contact information

Address: 21392 Madrone Dr.
Los Angeles CA 90033

Phone: 908-858-3219

Email: LARRYCORNETT@YAHOO.COM

Date: 3/3/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Anita Lovero

Print Name: ANITA LOVERO

Date: 3/3/10

BEEN SKIING HERE FOR YEARS
& RETURNING YEARLY FROM NE.
Contact information LOVE IT! KEEP IT OPEN

Address: 311 WHEELER RD

HOLLIS NH 03049

Phone: 603 493 7240

Email: WLOVERO7218@

CHARTER.NET

Date: 3/2/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Rachel Schwartz

Print Name: Rachel Schwartz

Date: 3/2/10

Contact information

Address: 1015 Castro St Apt 3

SF, CA 94114

Phone: (541) 517-7127

Email: gateaudumonde@gmail

Date: 3/4/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Steve P. Minutoli

Date: 3/4/10

Contact information

Address: 7302 7th ave
Tahoe

Phone: 707-774-5585

Email:

Date: 03/03/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: William Loverro

Date: 03/03/10

Contact information

Address: 311 WHEELER RD

HOLLIS, NH 03049
Phone: 603-886-7218

Email: WLOVERRO7218@
CORR. NET

Date: 3/4/2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Ferne Koolpe

Print Name: Ferne Koolpe

Date: 3/4/2010

Contact information

Address: 3073 Price Ct.

Phone: 450-493-2410

Email: f.koolpe@

Hotmail.com

Date: 3-4-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Sandra Minutoli

Print Name: Sandra Minutoli

Date: 3-4-10

Contact information

Address: 7382 74th Ave

Phone: 530-525-7540

Email: _____

Date: 3/4/2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Handwritten Signature]
Print Name: James P. Jeppson
Date: 3/4/2010

Contact information

Address: 1355 No Avenue
Kings Park, CA
Phone: 775-636-2341
Email: jjeppson1@gmail.com

Date: 3/4/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Handwritten Signature]
Print Name: Jonathan Koelpke
Date: 3/4/10

Contact information

Address: 166 Treeview Drive, Daly City, CA
94014
Phone: 415-469-0254
Email: j.koelpke@hotmail.com

Signature: _____

Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: _____

Print Name: _____

Date: 2/21/11

Contact information

Address: _____

Phone: _____

Email: _____

Date: 2/21/11

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: _____

Print Name: _____

Date: 3/1/11

Contact information

Address: _____

Phone: _____

Email: _____

1. _____

Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Robert J. Collins

Print Name: Robert J. Collins

Date: 3/5/2010

Contact information

Address: 4 North Pointe Circle
West Homewood, CA 96088

Phone: 209-937-1411

Email: R.H.Collins@GMAIL.COM

Date: 3/5/2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Robert J. Collins

Print Name: Robert J. Collins

Date: 3/5/2010

Contact information

Address: 317 North Pointe Circle
Dr.

Phone: 209-937-1411

Email: _____

Date: 2/15/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: RICK DURAZZO

Date: 3/3/10



RICK DURAZZO

1717 Powell Street, Suite 210 - San Francisco, CA 94133
TEL: 415 986 6312 - FAX: 415 986 6349 - eMAIL: rdurazzo@nbpproperties.com
WEB SITE: northbeachprop.com

SAN FRANCISCO

LOS ANGELES

SAN DIEGO

RE: OWNER OF:
445 LIZOTA W
HOMERWOOD, CA

Date: 3/5/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Kelly Burke-Roerke

Date: 3/5/2010

Contact information

Address: 3335 W. 14th St.

Phone: 707-444-2000

Email: [Email]

Date: 3/6/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: Ken Storer

Date: 3/6/10

Contact information

Address: 3600 Lakeview Dr. #100

Phone: 530-400-5600

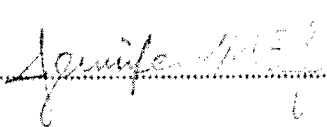
Email: ken@storer.com

Date: 3/6/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: Jennifer M. Storer

Date: 3/6/10

Contact information

Address: 474 N. Lakeshore

Phone: 770-222-2229

Email: jennifer@storer.com

104

Date: 7-2-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Rick M. [unclear]

Date: 7-2-10

Contact information

Address: [unclear]

Phone: [unclear]

Email: [unclear]

Date: 3/8/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Mark [unclear]

Date: 3/8/10

Contact information

Address: [unclear]

Phone: [unclear]

Email: [unclear]

Date: March 7, 2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature Kurt Anderson

Print Name Kurt Anderson

Date 3/7/10

Contact information

Address 815 S 9th St #147-5
Sonoma, CA 95112

Phone: 408-637-9325

Email: anderson@signature.com

Date: 3-10-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature Scott L. ...

Print Name Scott L. ...

Date 3/11/10

Contact information

Address 2001 ...

Phone: ...

Email: ...

cc:

Date: 3/7/2010

Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Deanne Eagle

Print Name: DEANNE EAGLE

Date: 3/8/10

Contact information

Address: 172 W 82nd St
NY, NY 10024

Phone:

Email: Deanneeagle@gmail.com

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Tanya O'Hanlon

Print Name: Tanya O'Hanlon

Date: 3/7/2010

Contact information

Address: 2555 Alameda
Palo Alto, CA 94301

Phone:

Email: tonyo@stanford.edu

Date: 3-5-13

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: [Name]

Date: 3-5-13

Contact information

Address: [Address]

Phone: [Phone]

Email: [Email]

Date: 03/08/13

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Jerry McManis

Date: 03/08/13

Contact information

Address: [Address]

Phone: [Phone]

Email: [Email]

Date: 3/8/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Loree H. [Signature]

Date: 3/8/10

Contact information

Address: 10000 Lake Blvd, Suite 100, Lake Tahoe, CA 96149

Phone: 530-468-1111

Email: Loree@LoreeH-dee.com

Date: 3/8/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Scott K. Rush

Date: 3/8/10

Contact information

Address: P.O. Box 111

Phone: [Signature]

Email: fotoheart@yahoo.com

Date:

March 8, 2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature

Maria Y. Paradise

Print Name

Maria Y. Paradise, ESQ

Date

3-8-10

Contact information

Address

45 Beacon Ave RD 3
Beacon, NJ 07005

Phone:

973-294-3903

Email:

my.pesq@aol.com

Date:

March 8 - 10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature

[Signature]

Print Name

[Print Name]

Date

[Date]

Contact information

Address

[Address]

Phone:

[Phone]

Email:

[Email]

Date: 3/9/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Margaret A. Verbeke

Print Name: Margaret A. Verbeke

Date: 3/9/10

Contact information

Address: 3162 Piper Ct

Phone: 248 410 7225

Email: gverb50@hotmail.com

Date: 9-MAR-2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Greg Abraham

Print Name: GREG ABRAHAM

Date: 9-MAR-2010

Contact information

Address: 603 N. ALTADENA

Phone: 248-458-2188

Email: sunbun@WIDOPENWEST.COM

Date:

2-10-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature.....

Gary Verbeke

Print Name.....

GARY VERBEKE

Date.....

3/10/10

Contact information

Address

3162 Piper CT
CAMERON PARK CA

Phone:

2484107225 95682

Email:

gverb50@hotmail.com

Date:

3-10-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature.....

Jerry Oliver

Print Name.....

JERRY OLIVER

Date.....

3-10-10

Contact information

Address

Phone:

Email:

Date: 03/12/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: GINA OLIVEIRA

Date: 03/12/10

Contact information

Address: 101 Hibbsdale Court, Vacaville CA, 95688

Phone: (707) 446-8123

Email:

Date: 03/12/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: GINA OLIVEIRA

Date: 03/12/10

Contact information

Address: 601 Grosvenor Place, OAKLAND, CA 94612

Phone: (507) 480-3034

Email: gina.oliveira1@hotmail.com

Date: 03/12/10

Date: 03/12/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Lucia Oliveira

Print Name: Lucia Oliveira

Date: 03/12/10

Contact information

Address: 107 Hillside Court, Vacaville CA, 95688

Phone: (707) - 446-8583

Email:

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Garretta Stern

Print Name: Garretta Stern

Date: 03/12/10

Contact information

Address: 301 Grosvenor Place, Oakland, CA, 94612

Phone: (415) 699-7699

Email: gster@worldsparkaviation.com

Date: 3-14-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Todd Sutton

Print Name: Smuggie Bear

Date: 3-14-10

Contact information

Address: 4650 Mountain View Dr

Phone: 775-746-8434

Email: todd.sutton@smuggiebear.com

Date: 3/14/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Tim Jones

Print Name: Tim Jones

Date: 3/14/10

Contact information

Address: 12345678901234567890 CA 95255

Phone: 123 456 7890

Email: tim.jones@smuggiebear.com

(cc: 3/15/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Jessica R. Hoff

Print Name: Jessica R. Hoff

Date: 3/15/10

Contact information

Address:

Phone:

Email: jessica.hoff@gmail.com

Date: 3-15-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: JF Helms

Print Name: JACK HELMS

Date: 3-15-10

Contact information

Address:

Phone:

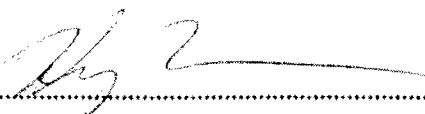
Email: JHELM56@COMCAST.NET

Date: 3/15/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: My Nguyen

Date: 3/15/10

Contact information

Address

Phone:


Email: knguyen@yahoo.com

Date: 3/15/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: Kirsten Voss

Date: 3/15/10

Contact information

Address

Phone:

Email: kjenvoss@aol.com

Date: 3/15/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: [Name]

Date: 3/15/10

Contact information

Address: [Address]

Phone: [Phone]

Email: [Email]

Date: 3/15/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: [Name]

Date: 3/15/10

Contact information

Address: [Address]

Phone: [Phone]

Email: [Email]

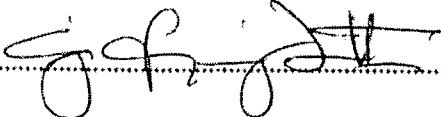
Homewood 15 7-10
626-2765-11

Date: 3/15/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: CRAIG SPRINGBETT

Date: 3/15/10

Contact information

Address: 58114 NAPOOJALA PL
HALEIWA HI 96712

Phone:

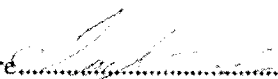
Email: craigspringbett@gmail.com

Date: 3/15/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: T. Springbett

Date: 3/15/10

Contact information

Address: 58114 NAPOOJALA PL
HALEIWA HI 96712

Phone:

Email:

Date: 3/16/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: John Wilcox

Print Name: JOHN WILCOX

Date: 3/16/10

Contact information

Address: P.O. Box 2824, OLYMPIC VALLEY
CA 96146

Phone:

Email:

Date: 3/16/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: John Wilcox

Print Name: JOHN WILCOX

Date: 3/16/10

Contact information

Address: P.O. Box 2824, OLYMPIC VALLEY
CA 96146

Phone:

Email:

Date: 3/16/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Bill Brown

Print Name: BILL BROWN

Date: 3/16/10

Contact information

Address: 70.B. 9264

TRUCKEE, CA 96162

Phone: 530 412 0382

Email: BROWNWA@FT.NEWYORKLIFE.COM

Date: Mar 16, 2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Sally Taylor

Print Name: Sally Taylor

Date: 3-16-2010

Contact information

Address: PO Box 126

Homewood CA 96141

Phone: 530 525 7817

Email: SALLY.TAYLOR@SBCGLOBAL.NET

SBCGLOBAL.NET

Date: March 16, 2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Kathy Schultz

Print Name: Kathy Schultz

Date: 3-16-10

Contact information

Tahoma, CA
96142

Address: P.O. Box 269

Phone: (530) 525-1270

Email:

Date: 3/16/2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: NC

Print Name: Nicole Cheslock

Date: 3/16/2010

Contact information

Address: P.O. Box 3524 Olympic Valley CA 96146

Phone: (530) 546-2374

Email: NICOLECHESLOCK@gmail.com

Date: 3/16/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Paul A. Schultz

Date: 3/16/10

Contact information

Address: P.O. Box 269, Tahoe, CA

Phone: 530 525 9347

Email: paulaaron.schultz@gmail.com

Date: 3/16/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Paul A. Schultz

Date: 3/16/10

Contact information

Address: P.O. Box 269, Tahoe, Ca

Phone: 530 525 9347

Email: paulaaron.schultz@gmail.com

Date: 3/16/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Patti Murphy Curtis

Print Name: Patti Curtis

Date: 3/16/10

Contact information

Address: 10163 White, Tahoe

Phone: 530-582-5600

Email: pcurtis@2600.net

Date: 3-16-10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: DESMOND ELDER

Print Name: Desmond Elder

Date: 3-16-10

Contact information

Address: 13442 Fairway Dr.

Phone: 530-582-9839

Email: Desmonde@rednet.net

Date:

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature.....

Print Name.....

Date.....

Contact information

Address.....

Phone:.....

Email:.....

Date: 3/16/2010.....

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature.....

Print Name.....

Date: 3/16/2010.....

Contact information

Address.....

Phone:.....

Email:.....

Date: 3/20/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: *Floriana Spessa*

Print Name: *Floriana Spessa*

Date: 3/20/10

Contact information

Address: 1322 St. Ave
SF CA 94122

Phone: 415-738-2461

Email: *floriana.spessa@plac.com*

Date: 3/20/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: *Elizabeth Feingold*

Print Name: *Liz Feingold*

Date: 3/20/10

Contact information

Address: 23 Presidio Dr.
Novato, CA 94949

Phone: (415) 382-1950

Email: *Feingold5@ac1.com*

Date: 3/20/2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: TERRI McGUIRE

Print Name: TERRI McGUIRE

Date: 3/20/2010

Contact information

Address: 28217 SECRET TOWN
COLFAX, 95713

Phone: 530-389-2618

Email: TAM592@PEOPLEPC.COM

Date: 3-20-2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: HUGH McGUIRE

Print Name: 530-389-2618

Date: 3-20-2010

Contact information

Address: 28217 SECRET TOWN RD
COLFAX, CA 95713

Phone: 530-389-2618

Email: HUGHEIBEWLUSE@JUNO.COM

3/20/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Alison Bramwall

Print Name: Alison Bramwall

Date: 3/20/10

Contact information

Address: 1376 Chardonway, Dr. Houston TX 77017

Phone:

Email: ABramwall@aol.com

Date: MARCH 20/2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Geoff Thompson

Print Name: GEOFF THOMPSON

Date: 03/20/2010

Contact information

Address: 1376 CHARDONWAY, HOUSTON, TX 77017

Phone: 713 299 9087

Email: TRENTENDER@AOL.COM

Date:

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature..... *Dee Redding*

Print Name..... *DEE REDDING*

Date..... *3/24/10*

Contact information

Address..... *1049 Striber Rd
Pebble Beach*

Phone:

Email:..... *deevadley@comcast.net*

Date: *3/20/10*

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature..... *[Signature]*

Print Name..... *Tina Smith*

Date..... *3-20-10*

Contact information

Address..... *154 Sump Rd*

Phone:

Email:..... *finn@comcast.net*

Date: 3/21/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Frank Mischow

Print Name: FRANK MISCHOW

Date: 3/21/10
San Francisco CA.

Contact information

Don't want to be contacted

Address:

Phone:

Email:

Date: 3/27/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Bea Watkins

Print Name: Bea Watkins

Date: 3/27/10

Contact information

Address: 1456 B. Flamingo Ln. Sausalito
93405 CA

Phone:

Email: Madammy@aol.com

Date: 28 March 2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: Barton A. Lund

Date: 28 March 2010

Contact information

Address: 1300 Burton Dr.

Vallejo, Ca

Phone: 541 231 5125

Email:

Date: 3/27/2010

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: Dustin Faulk

Date: 3/27/10

Contact information

Address: 415 Tyler pl Apt C

Salinas CA 93706

Phone:

Email: dustinf@yahoo.com

Date: 3/28/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: RALPH MISQUITA

Date: 3/28/10

Contact information

Address: 899 LAKE FRONT DR

Phone: SA (916) 201-3740

Email: MISQUITA@HOTMAIL.COM

Date: 3/28/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

This would be a fabulous renovation
My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]

Print Name: Catharine Misquitta

Date: 3/28/10

Contact information

Address: 899 Lake Front Dr

Phone: 916 315 2621

Email: cath.misquitta@gmail.com

2nd 1632 Pine St

Tahoe CA

Date 1/17/2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Bernie Fairfield
Print Name Bernie Fairfield

Address 2721 La Palma Dr
Madera, CA 95354
Phone 209-485-0453
Email b.f.s.c.w@gmail.com

OVER

16

Date May 15, 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Kathy W. Manifold
Print Name KATHY W. MANIFOLD

Address 2000 Glen Cove Rd. #15
Vallejo, CA
Phone 707-337-9355
Email SV.dj@va@yahoo.com

Date 1/10/2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature William H. Hager
Print Name William H. Hager

Address 380 Elmwood Ave
Maplewood, NJ 07040
Phone 201-975-0415
Email whh371@gmail.com

Date 5/16/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Stacy Schell
Print Name Stacy Schell

Address P.O. Box 138
Carleton Place, CA 94549
Phone 925-364-1266
Email stacy.schell@comcast.net

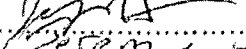
153

Date 1/3/11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Jeremy Holman

Address 110 27th St

Phone 415 520 4709

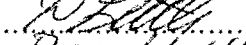
Email j.holman@fairplaytaho.com

Date 1/5/2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name David Little

Address PO Box 3911

Phone 510-522-1070

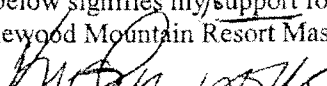
Email D.LITTLE@CONQUEST.NET

Date January 9 2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name KRISTIN YORK

Address 10515 Dogwood St Truckee 61

Phone 530-210-3434


Email Kristin.york@sustainametrics.com

Date January 9 2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Grant S. Guidinger

Address 1127 Kearny St #5

Phone 415-773-3551

Email Grant.guidinger@lucshw.com

Date 1/10/2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Joseph A. Marchese
Print Name JOSEPH A. MARCHESE

Address 380 ELMWOOD AVE
MAPLEWOOD NJ 07040
Phone 973 275 5422
Email JM.MARCHESE2002@YAHOO.COM

Date 1/10/11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Philip Sexton
Print Name Philip Sexton

Address 6711 Sandia Dr.
RENO NV 89511
Phone
Email trephw@att.net

Date 4/2/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Coleby Phillips
Print Name Coleby Phillips

Address 9815 Country Park Dr.
Phone 916-783-9282
Email

Date 1-11-11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Matt Coombes
Print Name Matt Coombes

Address P.O. Box 1372
KINGS BEACH, CA 96143
Phone 925-984-3825
Email coombes.matt@hotmail.com

Date 24 JAN 2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name DAVID CESARE

Address 2333A 17TH AVE
SE, CA 94116
Phone 415.823.2546
Email bargedav@ yahoo.com

Date 01/13/2011

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name OLIVIA RANGEL BIANCO

Address NORTH LAKE BLVD. 6549, 108
TAHOE VISTA, CALIFORNIA
Phone 530.336.7582
Email OLIVIA.R.BIANCO@GMAIL.COM

Date 1/21/11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Jonathan Kern

Address 5191 Coppertown way
Carmichael, CA 95605
Phone 916-688-2470
Email jan.kern@stanfordalumni.org

ap0: 11333 Zermatt
Tel: -

Date 1-21-11

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Michael Castellon

Address 11130 Barnes st Truckee, CA
96161
Phone 530-461-1500
Email tahoeinfo@aol.com

15th

Date

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature
Print Name *Tom Nisler*

Address *23805 Sycamore Ct*

..... *Calaveras, CA 95402*

Phone *209-268-8311*

Email *Theresa @ Clearsead.com*

Date *12/24/10*

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature
Print Name *Shauna Lynch*

Address *385 Lakeview Dr*

..... *Tahoe, CA 96142*

Phone *530-525-1413*

Email *Shauna_McConnell@WellsFargo.com*

Date *1/29/11*

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature
Print Name *Kaylie Kraus*

Address *3535 Madison Ave apt 13*

..... *San Diego, CA 92116*

Phone *760-915-3626*

Email *kayannah20@aol.com*

Date *1-18-2011*

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature
Print Name *Scott Styles*

Address *493 Pioneer Ave*

..... *Tahoe City, 96145*

Phone *(916) 307-9289*

Email *BioRemedy13@yahoo.com*

157

Date 12/29/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Les Debbold
Print Name Les Debbold

Address 441 Country Club Drive
Santa Rosa, CA 95401
Phone (707) 694-5233
Email lesdebbold@gmail.com

Date 12/29/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Travis Falls
Print Name Travis Falls

Address 441 Country Club Drive
Santa Rosa, CA
Phone (707) 694-6027
Email 95401
wupdude60@hotmail.com

Date 12/27/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Michelle Goldsmith
Print Name Michelle Goldsmith

Address 242 Overhill Rd.
Grinda, CA 94803
Phone 925-254-6566
Email JAGOLDSP@MIDBELL.NET

Date 12/29/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Cindy Ferrera
Print Name Cindy Ferrera

Address 5535 Alice Lane LT
Phone (707) 694-6323
Email cindyff@sonic.net


158

Date 12/26/2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name ROBERT KATTOR


Address 135 SKYLAND WAY
TANOE CITY, CA 96145
Phone (415) 518-0600
Email bkattor@yahoo.com

Date 2010 12 24

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Daniel Kibbe


Address 7000 MAE ANNE AVE
RENO NV 89523
Phone (202) 715-2310
Email

Date 12/27/2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name Erin McLaughlin

Address 1134 Rose Ave
Dana Point, CA 94941
Phone 415-381-5730
Email monique.willard.of.portugal@gmail.com
McLaughlin.com

Date 12.24.10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name LORRI A. KOSTER

Address 24965 WHITE POND
SALINAS CA 93908
Phone 831 484 1565
Email lorri.koster@gmail.com

Date 12/24/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name DANE C. LYNCH

Address 385 Lakeview Dr.
Tahoe CA 96142
Phone 530 525-1413
Email danelynch@TTLDev.com

Date 12/24/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name JOSEPH T. LYNCH

Address 385 Lakeview Dr.
Tahoe CA 96142
Phone 530 525-1413
Email Joe.Lynch@TTLDev.com

Date 12/24/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name DANE C. LYNCH

Address 1253 Echo Canyon
Mesa CA 95120
Phone 408 440 1411
Email

Date 12/24/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name MIKE LYNCH

Address 385 Lakeview Dr.
Tahoe CA 96142
Phone MIKE.LYNCH@MBK.COM
Email 530 525-1413

1/60

Date 4-2-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Dallas A. Phillips
Print Name DALLAS A. PHILLIPS

Address 7735 UPLANDS WAY
CITRUS HEIGHTS, CA 95610
Phone (916) 961-7136
Email

Date 4/2/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature
Print Name DALLAS J. PHILLIPS

Address 909 TYNER ST
INCLINE VILLAGE, NV.
Phone (415) 725-0838
Email INCLINE.DALLAS@gmail.com

Date March 31, 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Renee Adair
Print Name Renee Adair

Address 1350 Lakeside Blvd.
Ukiah, CA 95482
Phone (707) 462-1763
Email

Date April 2, 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Teresa Hutcherson
Print Name Teresa Hutcherson

Address 1505 W. LAKE Blvd. T.C.
Phone 530-581-0760
Email

1601

Date

April 4, 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature

Print Name

Lexie Hernandez

Address

502 Miner Rd.

Phone

Email

Orinda, CA, 94563

925-487-1007

Date

3/27/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature

Print Name

Skye King

Address

3271 St. Helena Hwy N
St. Helena, CA, 94574

Phone

Email

KingSkye@hotmail.com

Date

William Hutchins

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature

Print Name

William Hutchins

Address

502 Miner Rd.

Phone

Email

Orinda, CA, 94563

925 258-3182

Date

04/01/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature

Print Name

Peter Steen

Address

215 E 27th Street

Phone

Email

NY, NY 10016

Peter.Steen@stb.com

1/02

Date 4/9/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name ARNOLD BRENN

Address 236 LOMA ALTA AVE
LOS GATOS, CA 95030
Phone 408-354-7236
Email

Date 3/23/2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name CHARLES A. DANN

Address 3055 CHICKCOIL LANE
PRESCOTT, AZ 86305
Phone 928-445-6725
Email CHUCKDANN@MPS.COM

Date 4-9-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Quentin G. Brennan

Address 131 Kanasoage, NH
03042
Phone 603-222-7236
Email

Date

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Mary Ellen Brennan

Address 236 LOMA ALTA AVE
LOS GATOS, CA 95030
Phone 408/354-7236
Email mehabrenn@aol.com

Date April 3, 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name TERESA FARMER

Address 502 Miner Rd.
Phone 925 258 3482
Email

Date 4/9/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name JOSEPHINE PIERCE

Address 2019 51st St
Phone
Email josephine.pierce@gmail.com

Date 4/2/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Cherene Phillips

Address 9815 Country Pl Ct
Roseville Ca 95661
Phone 916-783-9282
Email cphillipsdesign@gmail.com

Date 4/2/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name RICK PHILLIPS

Address 7108 7TH AVE
TAMARA CA
Phone 916-625-5414
Email RPHILLIPS@TRT-Commercial.com

11/04

Date 3-22-2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Fred D. Huxar

Address 1780 Cedar Crest

Phone 530 583-2797

Email

Date 4-3-10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name ROGER PHILLIPS

Address 7700 KENSINGTON DR.
CITRUS HEIGHTS, CA 95610

Phone (916) 967-8843

Email

Date 5/1/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name J. L. N. Nymmen

Address 39370 CIVIC CENTER DR 429
VALLEJO, CA 94588

Phone 415-732-0629

Email

Date

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]
Print Name Paul Blecher

Address 39370 CIVIC CENTER DR
VALLEJO, CA 94588

Phone 415-732-0629

Email

11/5

Date 4/3/2010

(Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature

Print Name


SYLVIE HENDRICKS

Address 45 De Bell Drive

Adherston, CA 94027

Phone 415.385.7100

Email sylviehendricks@gmail.com

Date 4/3/2010

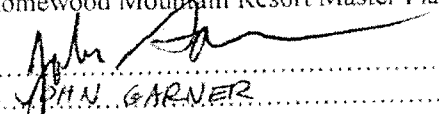
To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature

Print Name


JOHN GARNER

Address 45 DE BELL DRIVE

ADHERSTON, CA 94027

Phone 650.991.6490

Email jgarner@silverspringnet.com

Date 4/3/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature

Print Name


LEURA PHILLIPS

Address 7700 KENSINGTON DR.

CITRUS HEIGHTS, CA 95610

Phone (916) 967-8843

Email leura@comcast.net

Date 4/2/10

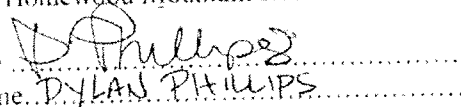
To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature

Print Name


DYLAN PHILLIPS

Address 9815 COUNTRY PL CT

REBEVILLE, CA 95661

Phone 916.783.9382

Email


1/6/6

Date 11th APRIL 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name LESLEY CAXTON

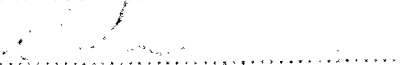
Address 43 PADBROOK, LIMPFIELD,
SURREY, RH5 0DZ, ENGLAND.
Phone 01833 716782
Email LKC@JG-SHELTON.CO.UK

Date 11th APRIL 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name NIKKI CAXTON

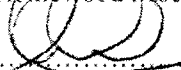
Address 12334 2nd St, 2nd Fl,
San Francisco, CA 94107
Phone 415 774 1010
Email nikkicaxton@gmail.com

Date 11th APRIL 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name MARTIN CAXTON

Address 43 PADBROOK, LIMPFIELD
SURREY, RH5 0DZ, U.K.
Phone 01833 716782
Email MCAXTON@ACL.COM

Date 11th APRIL 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature 
Print Name NIKKI CAXTON

Address 43 PADBROOK, LIMPFIELD,
SURREY, RH5 0DZ, U.K.
Phone 07800981187
Email CAXTONNIKKI@ACL.COM

Date 4/9/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]

Print Name Michael J. C. [Signature]

Address [Signature]

Phone [Signature]

Email [Signature]

Date 4/4/2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]

Print Name [Signature]

Address [Signature]

Phone [Signature]

Email [Signature]

Date 4/9/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]

Print Name [Signature]

Address [Signature]

Phone [Signature]

Email [Signature]

Date 4/10/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature [Signature]

Print Name ROBERT PETERSON

Address 17470 BELLEVOUE DR

MORRIS HILL, CA 95037

Phone 409.591.2727

Email BOB.C.CABINETDESIGN.COM

Date April 10, 2010

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Cindy Peterson
Print Name Cindy Peterson

Address 17470 Bellette Dr

Phone 408-608-8697

Email cindy.p@garlic.com

We do love the "homay"
environment here though - hope that

Date 3/25/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Erin Smith
Print Name ERIN SMITH

Address 101 3rd Street
Sausalito, Ca 94965

Phone 415-324-5008

Email snar.savage@gmail.com

Date 4/10/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature Karen Smith
Print Name Karen Smith

Address P.O. Box 902

Phone 530-938-9741

Email ksmith@earthlink.net

Date 4/4/10

To Whom It May Concern:

Please accept this document as my endorsement in support for the Homewood Mountain Resort Master Plan located at Homewood, California on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort demonstrates that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy and implement a number of positive environmental improvements such as renewable energy, alternative transportation and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Master Plan.

Signature James Smith
Print Name James Smith

Address P.O. Box 902

Phone 530-938-9741

Email ksmith@earthlink.net


Date: 3-27-10

Date:

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: Lon Hardeman

Date: 4/4/11

Contact information

Address:

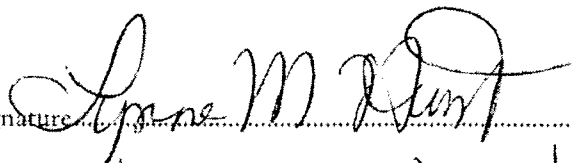
Phone:

Email:

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: 

Print Name: Lynne M Hurst

Date: 3/27/10

Contact information

Address: 47 Pierce Lane

Novato CA 94947

Phone: 415-899-9878

Email: lynnemhurst@aol.com

Date: 12/28/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Pamela Kappellhof

Print Name: Pamela Kappellhof

Date: 12/28/10

Contact information

Address: 7136 8th Ave. Tahoe

Phone: 530-525-1045

Email: paulk86@gmail.com

Date: 3/28/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: Reynaldo Garcia

Print Name: Reynaldo Garcia

Date: 3/28/10

Contact information

Address: 416 Dixie Drive

Phone: 408 605 9075

Email: jimmythecount10@yahoo.com

Date:

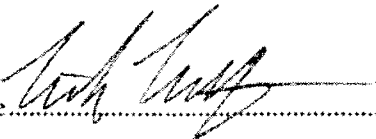
12/28/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature



Print Name

Nick Kappelhof

Date

12/28/10

Contact information

Address

7136 8th Ave, Tahoe, CA 96142

Phone:

530-525-1045

Email:

nkappelhof@gmail.com

Date:

12/28/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature



Print Name

Peter Kappelhof

Date

12/28/10

Contact information

Address

7136 8th Ave
Tahoe, CA 96142

Phone:

530-525-1045

Email:

peterk86@comcast.net

Date: 2/15/10

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]
Print Name: [Name]
Date: 2/15/10

Contact information
Address: 1610 Mac Lane Ave
Phone: 530-452-1252
Email: jg@jgconsulting.com

Date:

To Whom It May Concern:

Please accept this document as my endorsement of support for the Homewood Mountain Resort Ski Area Master Plan located at Homewood, CA. on Lake Tahoe's West Shore. The proposed master plan for the Homewood Mountain Resort Ski Area demonstrate that it will significantly improve the existing resort, help to reinforce a sense of community center, help to bolster the local economy, and implement a number of positive environmental improvements such as renewable energy, alternative transportation, and continuing land restoration.

My signature below signifies my support for the proposed Homewood Mountain Resort Ski Area Master Plan.

Signature: [Signature]
Print Name: Kasey-McJunkin
Date: 2/15/10

Contact information
Address: 315 Amliki Way, Nevada, CA 94223
Phone:
Email: kasey@junkin@yahoo.com

Homewood Mountain Ski Area Master Plan

Public Comment

Individual Letters

AGAINST

David Landry

From: bbvb11@gmail.com on behalf of Vic and Barbara Brochard <bbvb@calalum.org>
Sent: Sunday, December 04, 2011 9:29 PM
To: David Landry
Subject: Letter to TRPA Governing Board re Homewood Mountain Reosrt
Attachments: Homewood Mountain Resort application 12.02.11.doc

AGAINST

Dear David,

Please find attached a letter to the TRPA Governing Board regarding one of the topics at their December 14 meeting, the Homewood Mountain Resort proposal.

Could you see that each board member has a copy of this letter?

Thank you,
Barbara Brochard, President
McKinney Bay Improvement Association, Inc.

TO: TRPA Governing Board

December 2, 2011

FROM: Barbara Brochard
President, Mc Kinney Bay Improvement Association, Inc. in Placer County
HOA begun in 1956 representing over 100 members

RE: Homewood Mountain Resort

The McKinney Bay Improvement Association (MBIA) supports the position of the Friends of the West Shore (FOWS) that the Homewood Mountain Resort (HMR) should be built at 33% less than HMR is requesting. The most pressing of our reasons are as follows:

Financial:

HMR's need for the immense size of the resort is based on the contention that they need 400 midweek skiers to support the ski resort.

HMR's financial analysis is inadequate:

- How was the need for 400 additional mid-week skiers determined? What is the calculation of the need for the 400 skiers?
- Ski occupancy was not based solely on winter occupancy, but on an annual average, which includes low shoulder season occupancies.
- HMR has not provided information on other income streams such as concessionaire income, ski lessons, real estate revenues or increase in lift ticket prices.

Water:

HMR must Provide more information on its proposed water source and supply for these reasons:

- HMR is going from 23 acres of ski runs to 100 acres. They will need a great increase in water for snow making.
- They will also need water for the many condos they intend to build.
- FOWS is concerned that the aquifer water level for nearby communities will decrease, negatively impacting current water users.

Traffic:

The effect on the increase in traffic cannot be mitigated. An increase of over 1400 vehicular trips per day during peak summer activity is very significant.

- The proximity of the resort to the highway (unlike Squaw and Alpine) will result in queuing on Highway 89.
- A mitigation fee will not make it go away.
- The least we can do is to reduce the size of HMR by one third.

Lake Clarity:

The clarity of the lake will be decreased by this project. Vehicular exhaust has been shown to produce particulate matter which will negatively impact the lake. Traffic increases are a given, let's minimize the effect of exhaust by reducing the size of HMR.

The West Shore neighbors are most interested in maintaining the character of the quiet shore. We realize that Homewood needs an upgrade, but such a large upgrade will be incompatible with the long-standing character and neighborhood of the West Shore and set a precedent for more urban expansion.

Please vote for a smaller, still viable Homewood Mountain Resort.

County of Placer
Environmental Coordination Services
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95602
Attn: Maywan Krach - cdraecs@placer.ca.gov

Oct. 12, 2011

RECEIVED

OCT 26 2011

JOHNSON
REGIONAL
AGENCY

Against

Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449-5310
Attn: David Landry - dlandry@trpa.org

**RE: Homewood Mountain Resort Ski Area Master Plan CEP Project Final
Environmental Impact Report/ Final Environmental Impact Statement**

Dear TRPA and Placer County,

Tahoe Hills Homeowners Social Club hereby incorporates the comments of Friends of the West Shore regarding the Homewood Mountain Resort Ski Area Master Plan CEP Project FEIR/FEIS contained within their October 12, 2011 comment letter. We are a group of approximately 60 homeowners who have voted to financially support Friends of the West Shore in our efforts to reverse the already deteriorating conditions of the lake. Let me say that my first experience at Lake Tahoe was as a child of three years old helping my father build a cabin at Tahoe Pines. This was 60 years ago when there were few, if any building codes. Things have changed since then, and an argument of quality over quantity may be made. Please don't get me wrong. I am all for development. My father and I built a home in Tahoe Hills in 1976 and five years ago, after some experience, work and a realization that quality is indeed superior to quantity, received a certificate for compliance from BLM. So I guess I have to ask. What motivates you, quality or quantity?

Sincerely,



Larry Schluer (Organizer of Tahoe Hills Homeowners Social Club)
370 Bayview Drive, Meeks Bay
Mailing address: 6922 Lincoln Creek Circle
Carmichael, Calif. 95608

David Landry

From: Martha Blum <martyblum@gmail.com>
Sent: Monday, November 28, 2011 9:00 PM
To: David Landry
Subject: Homewood development - impact on our home
Attachments: DSCN2163.JPG; DSCN2202.JPG; DSCN2175.JPG

Against

Dear Mr. Landry,

I wrote to you once before about our home at 5549 Lagoon, that faces the Tahoe Ski Bowl Hill. I do plan to bring my mother (who is 85) to the Dec. 14 meeting, but thought I would share these photos with you to show you the impact of having three stories of condos built in our backyard.

There are three: One is from the deck, showing the unobstructed view of the entire hill and the bottom where skiers come out of the trail. This is what the three stories of condos would cover up. One shows the house from the edge of the ski area, and the last one is from inside, showing how the entire length of the house on that side is oriented to the view of the ski hill.

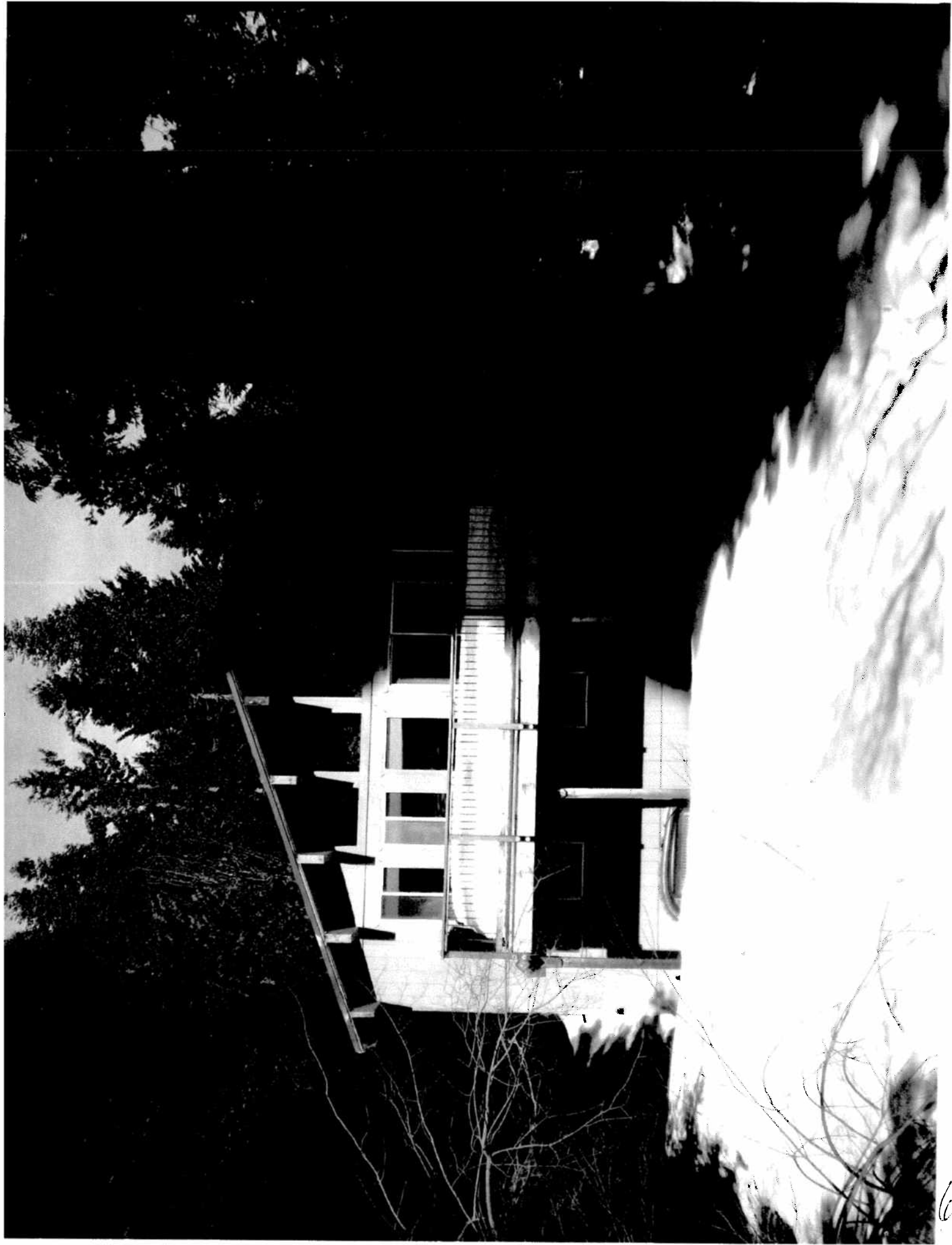
If the development is built as planned, it will affect our enjoyment of our house, and of course its value, quite severely. I hope the upcoming meetings result in some major changes.

Regards,

Marty Blum

PS -- I have switched to this gmail address since I last wrote you -- previous address was martyblum@comcast.net







David Landry

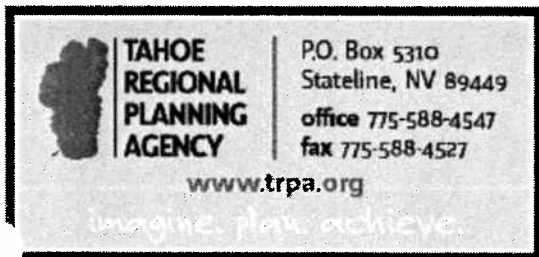
From: Kristi Boosman
Sent: Monday, November 28, 2011 10:09 AM
To: Ron Gregg
Subject: RE: Homewood Mountain Resort

Hi Ron,

Thank you for your comment on Homewood Mountain Resort. I will pass your input onto TRPA Planner, David Landry, so it can be inserted in the record.

Best regards,

Kristi Boosman, MPA
Public Information Officer
(775) 589-5230



From: Ron Gregg [<mailto:ronaldgregg@sbcglobal.net>]
Sent: Thursday, November 24, 2011 9:28 AM
To: trpa
Subject: Homewood Mountain Resort

Again, unless their plans call for widening highway 89 into 4 lanes, the passage of this project will cause massive traffic jams on the existing 2 lane highway. It will also forever diminish the relatively non-commercial West Side - an environment that all current homeowners appreciate and future homeowners desire. Ron Gregg, Tahoma

David Landry

From: Marty Blum <martyblum@comcast.net>
ent: Monday, November 14, 2011 3:17 PM
To: David Landry
Subject: Homewood development

Dear Mr. Landry,

I am writing on behalf of my 85- year-old mother, who owns a ski house at 5549 Lagoon in Homewood. She has not dealt with the problems the proposed plans would cause and, having learned what is going on, I am appalled by what these plans, if built, would do to the value of her home.

In short, the living room has a wall of windows that look out on the ski hill at the base of Tahoe Ski Bowl. This view, and the pleasure we take in watching the skiers, is a significant part of the value of this house. Building 3-story condos right in front of it would mean the total destruction of this view and corresponding loss of value in the house. Of course the noise generated by this development would be a huge issue as well.

I am coming very late to this debate, and would be very, very appreciative if you could give me an idea of the best way to register our dismay and, hopefully, alter the course this development takes. We are not against improving Homewood Ski Resort, but are very worried about the impact on the whole community and on us in particular if it goes forward as planned.

Sorry this is so long! Thank you for your time.

Sincerely,

Marty Blum
(daughter of Joan Blum)

RECEIVED

NOV 10 2011

TAHOE REGIONAL
PLANNING AGENCY

November 7, 2011

David Landry, TRPA Project Planner
Tahoe Regional Planning Agency
P. O. Box 5310
Stateline, NV 89449-5310

Re: Homewood Mountain Resort Ski Area Master Plan

Dear Mr. Landry:

Enclosed is a copy of a letter I have written to the Placer County Planning Commission, regarding the above project. As stated in the letter, I am opposed to the enormity of the project and the resulting degeneration of a pristine area of the Lake. All of my objections are set forth in the attached letter.

I appreciate your consideration and attention to my concerns.

Very truly yours,


DOROTHY RHOADS

Tahoe Swiss Homeowners Association, Inc.
P. O. Box 326
Homewood, CA. 96141

November 9, 2011

County of Placer
Environmental Coordination Services
Community Development Resource Agency
3091 County Center Drive, Suite 190
Auburn, CA 95602
Attn: Maywan Krach - cdraecs@placer.ca.gov

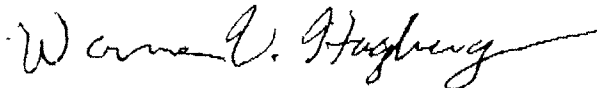
Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449-5310
Attn: David Landry - dlandry@trpa.org

**RE: Homewood Mountain Resort Ski Area Master Plan CEP Project Final
Environmental Impact Report/ Final Environmental Impact Statement**

Dear TRPA and Placer County,

Tahoe Swiss Village Homeowners Association, Inc. hereby incorporates the comments of Friends of the West Shore regarding the Homewood Mountain Resort Ski Area Master Plan CEP Project FEIR/FEIS contained within their October 12, 2011 comment letter. Thank you.

Sincerely,



Warren V. Hagberg, President
Tahoe Swiss Village Homeowner's Association, Inc.
P. O. Box 326
Homewood, CA. 96141

David Landry

From: TA Tango <tangotango50@aol.com>
Sent: Wednesday, November 09, 2011 7:58 AM
To: David Landry; cdraecs@placer.ca.gov; Jeff Cowen; mason@friendswestshore.org
Subject: Homewood Mountain Resort

Help us keep Tahoe special.

I am a local long time resident of Homewood and am VERY concerned with the size of the proposed new development. Currently we CANNOT accommodate all the TRAFFIC on the west shore and I concur with The Friends of the West Shore in ALL of their views. I consider them to be my spokesperson and thank them that they are there. Our community needs to be preserved. Please do not overgrow this beautiful last retreat.
Thank you

Unfortunately I cannot be present for the physical meeting, but there are many of us that are impacted by this huge development project..

Please don't make a big mistake in your decision which impact our lives.

Thank you again

David Landry

From: Marilyn Thompson <thompsona.m@sbcglobal.net>
Sent: Tuesday, November 08, 2011 2:07 PM
To: David Landry
Subject: Homewood Mountain Resort

Re: Homewood Mountain Resort Development

Mr. Landry:

I am shocked by the proposed scope of this project. It appears to me to be justified only by the resort owner's need to make a profit on his bad investment. More development, of any kind, "green" or not, is not necessarily needed at Tahoe. The lake area is already overdeveloped, traffic is a nightmare, lake clarity is not improving and the beauty of the area (which should be the reason that people visit) is being rapidly destroyed. It is entirely inappropriate to plop a huge development like this onto the west shore which has limited traffic access and a relatively quiet atmosphere. Do we want the whole lakeside to look like the south end?

The argument that it will "create jobs" is absurd. That is like saying "cut down all the redwoods so loggers have jobs." If there are not enough jobs at Tahoe for the population, then the area is overpopulated. Don't destroy it to "create jobs."

And the argument that "we have to strike a balance between environmentalism and commercial development" is also absurd. No we don't. We can severely limit development for a good long time without meaningful dire consequences. Don't bow to pressure from people out to make a buck off of Tahoe.

I have been coming to a family cabin in Rubicon since 1959 and am really saddened by the non-stop construction of huge mansions and commercial buildings.

If folks need a "destination vacation" let them go to Heavenly Valley or the new huge enterprise at Squaw Valley, of which this company is a part. Lake Tahoe IS a destination.

It would not be a tragedy for anyone if Homewood Ski Resort went out of business. Tahoe doesn't need more traffic, more souvenir shops, more condos or more people.

Respectfully yours,

Marilyn Thompson
26 Redwood Drive
Woodland, CA 95695
530-666-3748
thompsona.m@sbcglobal.net

David Landry

From: Jmtornese@aol.com
Sent: Tuesday, November 08, 2011 8:57 PM
To: Jeff Cowen
Cc: David Landry
Subject: Comments on HMR for APC Meeting on Nov. 9, 2011

Dear Jeff,

Please provide this e-mail to the members of the APC regarding their public meeting on HMR, scheduled for Tuesday, Nov. 9, 2011, for the public comment on HMR.

I have a number of concerns about HMR that have not yet been properly or adequately addressed and need to be considered by members of the APC:

1. The Final EIR/EIS did not provide a complete estimate of resort income from all sources, other than the skier lift tickets. Total income and profitability estimates need to be considered for winter and summer to determine the financial feasibility of all alternatives. The HMR economic model needs to be reconsidered and expanded to include all aspects of year-round income and operations, not just winter ski tickets.

2. Traffic impacts cannot be ignored and cannot be offset by mitigation fees, which include Fanny Bridge. The only way to truly mitigate traffic impacts is to reduce the proposed resort size, number of units, people and resulting number of vehicles. HMR's traffic report projects 1,456 net additional vehicle trips a day, during peak summer periods, on a narrow 2-lane highway. An addition of 200 vehicle trips a day is considered to be significant. This summer increase in vehicles needs to be properly addressed and is a major concern of West Shore residents.

Additionally, HMR estimates an increase of 8,431 Vehicle Miles Traveled (VMTs), which will negatively impact the air and water quality of the West Shore and the lake. This will only add to the loss of lake clarity.

3. Over 15 code amendments are being requested. Why should so many code amendments be allowed for a CEP project? The CEP specifically states that it is not a code avoidance program, yet major code amendments are being considered. Codes were established to protect people and the environment and these amendments defeat the purpose of having codes.

4. Existing project build-out is approximately 25,000 sq. ft. The project is proposing a build-out of over 1 million sq. ft., which is 40 times more than the existing site. The size and scale of this project is overwhelming for such a confined area between the Lake and the slopes of the mountain.

I request that the APC seriously consider and question these issues at their meeting on Nov. 9, 2011 and recommend a substantial downsize in the HMR project.

Thank you for the opportunity to comment.

Judith Tornese
6770 Springs Court
Tahoma, Ca. 96142

November 7, 2011

County of Placer
Community Development/Resource Agency
Placer County Planning Commission
Planning Services Division
3091 County Center Drive
Auburn, CA 95603

Attention: Michael J. Johnson AICP, Agency Director, and all members of the Planning Commission, County of Placer

Re: Meeting at Granlibakken Resort on October 18, 2011, regarding Homewood Mountain Resort Ski Area Master Plan

Gentlemen:

I have been a homeowner in Homewood since 1960, and I was in attendance at the above meeting. For fifty years my husband (who is now deceased) and I, along with our children have gone to great effort to protect and preserve the beauty and environmental values of the Homewood area. We are very opposed to the enormity of the proposed development by Homewood Mountain Resort.

Mr. Chapman's presentation contained beautiful pictures and charts and sedimentation figures and water collection, the latter two examples only a hydrologist could question or prove true or false. He cited there would be traffic reduction. This is the most absurd statement - the addition of hundreds of homes and hotel rooms is going to reduce traffic - one would have to be naive to believe this would happen. People who are year round residents and those of us who are primarily summer residents know that traffic increases every year and on many days the traffic is backed up from Tahoe City to Sunnyside sometimes stopped. He plans to remedy this by using a water taxi and a shuttle, so where do the people park their automobiles while they use this transportation, and where do they put their luggage, groceries, pets and miscellaneous.

The following information was gathered from the League to Save Lake Tahoe Bulletin, and I'm not sure the Planning Commission members are aware of it. "In early 2010 The California Air Resources Board officially listed Tahoe as violating ozone standards. Local governments are now required to create plans to reduce the gas, which is harmful to people, wildlife and vegetation. Ozone is created in Tahoe when sunlight interacts with summertime car and boat exhaust". If this development is allowed to come to fruition there certainly will be a tremendous increase of emissions from the increased populations' use of automobiles and boats. Also, as reported by the League, scientists suspect that dust from roads is a major source of the fine sediment that's causing the decline in lake clarity.

It was very interesting to me that most of the people who were in favor of the project were not residents of the Homewood area, some not even residents of Placer County - a landscape designer from Nevada, a motel owner from Tahoma, a resident of South Shore, a Truckee

resident who wants to ice skate and swim, real estate agents who are either ill-advised or are not knowledgeable enough to know that when you are competing with new construction of hundreds of new residential units and rental housing, your property values decrease.

I'm appalled that the Planning Commission is in favor of assuming the liability from the results of urbanization of a pristine, prime area of Lake Tahoe. Pollution, traffic congestion, crime, decrease of Lake clarity, decline of property values, and noise are just a few of the problems that will be created by your sanction of this project.

It was very apparent from the body language of the panel, that a decision for approval of this project had been determined before the public hearing. The only discussion the panel had after the hearing were a few brief statements regarding water source. No comments were made regarding the meaningful and intelligent presentations made by any of the opposing people, or, in fact, the people who are in favor of the project.

I know this letter is too late to influence or alter any of the panel's decisions, but after attending the meeting I felt I must express my feelings.

Your panel was appointed to act in the best interest of the public you represent, not a developer whose main interest is money, and after he has destroyed a beautiful area and left, all of the resulting problems will have to be addressed by the local residents and taxpayers.

Very truly yours,

DOROTHY RHOADS

1740 DANIELSON CT.

CARMICHAEL, CA 95608

RECEIVED

NOV 07 2011

TAHOE REGIONAL
PLANNING AGENCY



October 12, 2011

Placer County
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95602
Attn: Maywan Krach – cdraecs@placer.ca.gov

Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449-5310
Attn: David Landry – dlandry@trpa.org

RE: Homewood Mountain Resort FEIS partial comments

Dear Commissioners, Council Members, Supervisors and Governing Board Members,

The League to Save Lake Tahoe appreciates the opportunity to provide input on the FEIS in the early stages of the comment period. The League will continue to thoroughly review and provide continued comments throughout the project approval process. The comments today are focused on the FEIS responses to the Transportation Chapter.

The League DEIS comments addressed many inadequacies presented in the traffic analysis. As shown below the FEIS failed to adequately address these concerns. The impact of this project to air quality thresholds is significant. However, without an adequate traffic analysis, these impacts to air quality standards are not being accurately represented. Prior to project approval, a traffic study must be performed that address the issues detailed below.

Winter Traffic Volumes

Day of week and Time of Day

In DEIS comments the League addressed the issue of peak winter traffic being accounted for at the incorrect time. The traffic study looks at Friday afternoon rather than Saturday afternoon. The League documented on page 36 of our comments that the TRPA uses Saturday afternoon for winter traffic volumes (Mobility 2030: Transportation and Monitoring Program). The League asked for a Saturday afternoon traffic count as this is the standard. The FEIS does not acknowledge that the traffic consultants are not following the standard for traffic count by choosing Friday PM over Saturday PM. The FEIS provides assumptions on why they believe a Friday count is better, but gives no evidence.

Assumptions are not reasons to throw away a standard for when wintertime peak is measured. By not providing a traffic count for Saturday PM, the FEIS is not adequately evaluating the impacts of this project. To our knowledge no other projects have used Friday PM as the peak time for winter. It would be fine for the EIS to examine both Friday and Saturday if desired, but excluding Saturday provides an inadequate analysis. Friday deals with influx of hotel guests, but Saturday deals with day skiers leaving the resort as well as guests traveling to amenities in Tahoe City and elsewhere.

Estimated traffic counts

The FEIS fails to address the concern raised in comments that winter traffic volumes were estimated rather than counted. The League raised the concern that the DEIS assumes that a winter traffic count is 75% of the traffic count when in fact winter counts could be higher (page 36 of League comments). The FEIS failed to acknowledge and address this comment. What evidence exists that in this case the traffic counts in winter will be 75% of summer traffic counts?

Traffic consultants for winter traffic counts.

In DEIS comments the League raised the concern that as stated in the DEIS the "counts were collected by a consultant hired by the Project Applicant at driveways and access roads to the Project during the AM and PM peak periods on Saturday December 30, 2006." In the FEIS in response to comment 14a-95 the, it states, "The traffic consultants were not hired by the Project Applicant. Fehr & Peers Transportation Consultants was hired as a sub-consultant to Hauge Brueck Associates, who was hired by TRPA and Placer County." If this is the case, then the DEIS must be corrected to state "counts were collected by a **sub-consultant hired by Hauge Brueck Associates.**" If this not the case, then the League's initial concerns still stand that the counts performed in 2006 are not valid because they were not performed by a neutral third party selected through the TRPA's consultant.

Summer Traffic Volumes

The FEIS fails to address the issue raised in comments about Friday PM being chosen over Saturday PM based on comparison between 3 PM and 6PM on Friday and 12 to 2 PM on Saturday. The FEIS fails to address the comment that the comparison should have examined a later time in the day on Saturday. What evidence is there that shows that 12 to 2 PM on a summer Saturday afternoon is more congested than 3 to 6 PM on a Saturday afternoon? The EIS should have compared Friday 3 to 6 PM with Saturday 3 to 6 PM. This analysis would likely demonstrate that the traffic counts are highest at this time and higher on Saturday than on Friday. The EIS is inadequate in that it is not analyzing traffic counts at the times when impacts will be highest.

Summer trip generation estimates

The FEIS fails to address concerns raised in DEIS comments regarding assumptions. The League commented that the DEIS assumes that 50% of the guests will arrive at the resort on Friday and 25% of guests will arrive during the Friday peak PM hour. The DEIS listed no reasons for these assumptions. The EIS must give evidence as to why these assumptions were made. The League also raised concerns about the 1.5 trip generation rate for Friday PM that was not addressed in the FEIS.

A concern was raised during DEIS comments about the residential units. Residential units will likely have a tourist based pattern because they will be used as second homes. The FEIS responds, but still does not state that residential units were analyzed with a tourist pattern. It states that lodging units include hotel, hotel/condo, penthouse condos, and timeshares, but it does not state whether residential units were analyzed with a tourist pattern. Analyzing the residential units with a tourist is important for the accuracy of the trip generation estimates.

DEIS comments asked how assumptions were made for 50% of the lodging trips being social with 50% being recreational. The FEIS does not address the issue.

Alternate Modes of Travel

DEIS comments asked how the assumptions were made that there would be 50% shuttle occupancy during peak hours and 25% during off peak hours. The FEIS refers to where the assumptions were listed in the DEIS, but still does not provide a reason for how these assumptions were derived. It must be clear that there is validity for choosing these numbers.

Daily trips

DEIS comments explain that it is inadequate that the DEIS does not show full occupancy for a full day. The FEIS response merely re-explains the content of DEIS. The EIS is inadequate by not showing full occupancy for a full day. The DEIS merely shows full occupancy for a partial day. This is a major flaw in understanding trip generations. By avoiding using a Saturday number the DEIS daily trip numbers were 8.92 and 5.86. These daily trips numbers are much lower than the Saturday trip number of 13.43 trips. The FEIS claims that the *Resort Hotel* rate is inadequate in response to Comment 14a-103. Yet in comment 14a-102 the FEIS defends why 1.5 vehicles is used for *Resort Hotels*. Why is one standard adequate for *Resort Hotels* and one standard is considered inadequate for *Resort Hotels*? The FEIS claims that the *peak hour trip generation* is higher for hotel than resort hotel and therefore the EIS numbers are conservative. However, the issue raised is not about *peak hour trip generation*, but rather *daily trip generation*. By not looking at the peak day at fully occupancy the FEIS fails to account for an accurate estimate of *daily trips* from the project.

Winter Trips

The FEIS states that trips to other ski resorts are not specified. Instead the trip generation uses the standard external vehicle trips for any project. This project is unique in that it is bringing residents and guests onto the West shore that will commute to the other ski resorts. By not examining this specifically, the EIS is inadequate by not addressing this specific impact. The data is available (as it used for the parking study). If this specific information is available then there is no reason to not exclude the specifics from the trip generation study.

Sunday afternoon winter traffic

DEIS comments brought up the concern that day skiers and overnight skiers will be leaving the resort at the same time on Sunday. The overall numbers of combined day skiers and overnight skiers will be higher than the current number of day skiers under current conditions. DEIS comments raised the concern that this will cause traffic issues on Sunday afternoon. The FEIS response is that "lodging guests leaving on Sunday will leave periodically throughout the day." Where is the evidence that this will occur. The lodging guests will be skiing just like the day skiers so why will lodging skiers leave earlier than other skiers?

Skier drop off rate

DEIS comments raised the concern that the DEIS skier drop off rates were incorrect. Rather than address the issue, the response (Master Response) states that a qualified consultant was used, therefore, skier drop off rates were correct. The intent of the public commenting on issues to is raise concerns and then have the those concerns addressed. This response does not address the concern. The issue still remains that the traffic analysis is flawed because skier drop off rates may have been underestimated.

VMT

The League made valid arguments for why VMT has been underestimated. The response also refers back to Master Response 9 which states that since a qualified consultant performed the analysis, that the analysis is therefore correct and questions regarding this analysis are not valid. The response also refers to Master Response 10 which states that methodologies are consistent with the ITE manual and therefore questions regarding the method are not valid. The League is still concerned that no appendix has been provided demonstrating how trip length was derived. Rather the public is simply told that the consultants used the correct method, rather than providing the information. The VMT numbers in DEIS remain inadequate and the FEIS did not adequately address these concerns.

The FEIS claims that the League's concern that wintertime VMTs are significant is merely an opinion and does not require a response. This is not an opinion, but rather a valid concern demonstrated through rational argument that the wintertime VMT is significant. Based on the arguments presented, the VMT is higher than what it is predicted in the EIS. The EIS remains inadequate because it does not take into account these corrections and therefore gives an inadequate impact regarding wintertime VMTs.

Regarding summer VMT inaccuracies, the response is that a good consultant performed the analysis; therefore there are no inaccuracies in the method.

CEP project causes traffic issues including increase in summertime VMT and daily trips

The League raised the concern that as part of the CEP, the project should not be creating additional traffic problems. The response is that the project will follow protocol by contributing to money to mitigation funds. The League still contends that as a CEP, the project should not be creating traffic issues with subsequent air quality impacts, but rather should be decreasing traffic problems. Dollars provided to a mitigation fund simply is putting creating a problem and hoping that someone else will fix the problem at a later time.

Although the League continues to contend that the summertime VMTs and daily are underestimated in the EIS, the increase in VMTs and daily trips presented in the EIS is still an extremely significant increase. The summertime daily trip increase is 1456 trips. A 200 trip increase is considered significant. The project will be increasing this by 7 times the significance factor. Increases in summertime traffic pose a public health risk and environmental impact compared to wintertime traffic. Ozone is created from the reaction of ozone precursors (emitted by vehicles) with strong sunlight (in the summertime). Ozone is harmful to people (damaging of lungs), wildlife, and vegetation. Currently the California side of the air basin is in non-attainment transitional status for ozone. The project will continue to push this violation farther away from compliance standards.

Contributing to basin wide mitigation funds does not assist in mitigating for the local impacts that the proposed project will create. The proposed project will cause detriment to human health and impacts to the environment without an adequate plan to mitigate for these impacts. The local impacts of this project must be mitigated for.

Assumptions on parking

The DEIS comments asked how it was determined that 70% of the guests would ski, that 25% of these skiers would travel to other ski areas, and that 10% of these travelers would use public transportations. The FEIS responds by referring to Master Response 12 which addresses this question with "any assumptions presented in this analysis are founded on the best data available and/or engineering judgment based on logic and specialized expertise in the field." The response does not specify if this

particular question is addressed through data or from logic. The EIS is inadequate by not providing the data or a detailed explanation of this logic.

Summer and winter queuing

DEIS comments raised the concern that peak hours were taken on a Friday instead of a Saturday. The FEIS did not examine the Saturday queuing. The EIS remains inadequate by not evaluating the impact of the project on Saturday queuing.

Alternative Transportation Plan

DEIS comments raised concerns about the Alternative Transportation Plan and how it will be guaranteed for the lifetime of the resort. The FEIS stated that conditions will come with approval by the County and the TRPA permit. Will the permit require that the Alternative Transportation Plan be followed for the lifetime of the resort? What will be the consequences if the Plan is not followed in 10 years, 20 years, 50 years, or 100 years after project approval?

Temporary significant impacts

DEIS comments stated that the 146 to 192 dump truck trips a day is a significant temporary impact. The FEIS response stated that since it is not permanent it does not need permanent mitigation. The FEIS is inadequate by not acknowledging this as a significant impact and by not providing a temporary mitigation for this impact.

LOS Winter

DEIS comments stated concern regarding the projects impact causing a LOS decrease from C to E. Instead of acknowledging this as significant, the FEIS says that a LOS of E may be acceptable.

Fall and Spring Traffic

Increases in fall and spring traffic are also likely to be significant. These impacts have yet to be analyzed as part of the EIS.

Summary

The traffic study is flawed and the EIS is inadequate as it fails to identify significant impacts from the project as proposed.

If you have any questions, please contact the League at 530-541-5388.

Thank you,

Nicole Gergans
Environmental Program Advocate
League to Save Lake Tahoe

RECEIVED

NOV 07 2011

TAHOE REGIONAL
PLANNING AGENCY

APC November 9, 2011 Ellie Waller, Tahoe Vista resident

Homewood Mountain Resort agenda item comment

I attended both the NTRAC and Planning Commission meetings on this project.
I am re-stating my issues of concern to the TRPA APC as this is a joint environmental document.

First a comment. Time and time again the agencies and local business group representatives profess that there is transparency in our processes. Why wasn't the public notified of the story balloons (which are not as effective as story poles in my perspective) being raised? The County had a perfect opportunity for transparency by having those poles available for viewing at the NTRAC meeting held on-site at the Homewood location. The balloon pictures in the EIR are not acceptable.

The Plan Area Statements affect the entire community not just this proposed Master Plan for the ski area. Amendments should be evaluated during the Community Planning Process.

The artist depictions continue to show full grown trees – I feel an additional depiction of what is there today should be included with the artist rendering/applicant presentations overlay of the buildings to show the difference of what will be seen before the trees are full grown.

The applicant purports 180 new jobs will be created. What is the percentage of full time versus part time jobs created by construction versus on the ground jobs at the hotel, ski resort, etc. How are those 180 jobs identified over the 10 year phasing of this project?

The County staff report still includes language that fractional ownership may be available for lots 3, 5 and 7 development- the applicant states that fractional use has been eliminated. Staff should be required to amend their report to reflect NO fractional ownership.

The affordable housing requirement is 91 beds. The applicant is currently proposing 13 units with an average of 2 bedrooms per unit. That is approx 26 beds if one bed per room or 52 if two beds per room. When will the applicant be required to fulfill the entire number of beds required or pay the in lieu mitigation fees? This project is being proposed to be phased over 10 years. I feel many of the mitigations should be required in Phase One.

The mitigation and monitoring program- Chapter 21 is 73 pages long. I feel a table should be provided/mandated showing all County and TRPA (as this is a joint EIR/EIS) mitigation fee obligations. This would allow the staff, public and agencies to have insight into what the fee obligations are and when the agencies expect them to be paid.

I also request a table be provided/mandated showing all the required plans that will need to be completed for permit approval, i.e. Implementation Plan, Landscape Plan, Development Plan, etc.

The applicant presentation includes many proposed improvements that have not been analyzed in this environmental documentation. The following improvements are ONLY analyzed at the Programmatic versus Project Level **NOT analyzed/approved in this environmental documentation** before you today. (stated on Page 4 of 68 of the staff report dated October, 2011 PC- compiled 10-18-11)

Snowmaking system expansion including accessory building. The applicant presentation talks about the Red Lodge, Montana property he owns and made these improvements - they are not analyzed/approved for the Homewood Mountain Resort project.

22

Mid-mountain Learn to ski lift and Ellis Chair lift replacement- not analyzed/approved for the Homewood Mountain Resort project.

Extension of cross county ski trails at the South Base area. The connection to the Historic Olympic trails as mentioned in the applicant presentation has not been analyzed or approved for the Homewood Mountain Resort project.

Also mentioned in the applicant presentation is the use of pervious pavement and solar application. These items have not been analyzed or approved for the Homewood Mountain Resort project and will require further environmental analysis.

The Conditional Use Permit is requesting a sub-division of lots. Will these lots be available for sale if the applicant does not complete the project as proposed?

The applicant will be required to provide funding for EIP projects. Currently \$250K is being requested. I feel this should be paid during Phase One and is not enough in exchange for the size of this project. Have the actual EIPs that the applicant will fund been identified- what are they and how much is aggregated to each?

When will the Tahoe Inn be demolished and site restored? The property should not be open after the construction of the North Base is commenced. The TAU's have been transferred to the HMR project.

David Landry

From: Leslie Warren <leslie@wizwire.com>
Sent: Tuesday, October 18, 2011 8:44 AM
To: David Landry
Subject: Re: Homewood eir

Against

Is the EIR certification scheduled for the PC planning commission today, October 18?
On Oct 17, 2011, at 4:51 PM, David Landry wrote:

Dear Ms. Warren,

I was asked by our TRPA Communications Staff to touch base on your concerns relating to the Homewood Ski Area Master Plan EIR/EIS. First I would like to invite you to review the final environmental document which can be found on either the TRPA or Placer County websites. Second if you are able to I would like you to send me an email or letter stating what your concerns are or your evaluation of the Homewood document and where you think the analysis is incorrect or needs further evaluation. I will take these comments and make them a part of the official APC and GB packets made available to them prior to public hearing. Third please see the following in response to your questions; Air Quality 12.4 ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION, housing for workers (Work Force Housing) 7.4 ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION, lake pollution (Soil Erosion ??) 14.4 ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION

I hope this helps. Please let me know if you have any further questions.

David L. Landry ^{LEED Green Associate}

Senior Planner
Planning Department

T: 775.589.5214
F: 775.588.4547
E: dlandry@trpa.org

<image001.png>

PLEASE NOTE: Beginning April 4, new hours will be in effect at the TRPA front counter:

M, W, Th, F: Open 9am - noon/1pm - 4pm

Closed Tuesday

New Applications will be accepted until 3pm daily

We appreciate your patience as we strive for efficiency and to provide excellent customer service.

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

From: Leslie Warren [mailto:leslie@wizwire.com]
Sent: Saturday, October 15, 2011 2:50 PM
To: trpa

Subject: Homewood eir

I am saddened to see the homewood project approval on the placer county planning Commission agenda. How can impacts to co2, air quality, housing for workers, lake pollution possibly be mitigated? Please have someone who is evaluating this project call me at 530 878-0738 after 2 p.m. on Monday. Many thanks. Leslie Warren Sent from my iPad



Against

October 12, 2011

Placer County
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95602
Attn: Maywan Krach – cdraecs@placer.ca.gov

RECEIVED

OCT 13 2011

TAHOE REGIONAL
PLANNING AGENCY

Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, NV 89449-5310
Attn: David Landry – dlandry@trpa.org

RE: Homewood Mountain Resort FEIS partial comments

Dear Commissioners, Council Members, Supervisors and Governing Board Members,

The League to Save Lake Tahoe appreciates the opportunity to provide input on the FEIS in the early stages of the comment period. The League will continue to thoroughly review and provide continued comments throughout the project approval process. The comments today are focused on the FEIS responses to the Transportation Chapter.

The League DEIS comments addressed many inadequacies presented in the traffic analysis. As shown below the FEIS failed to adequately address these concerns. The impact of this project to air quality thresholds is significant. However, without an adequate traffic analysis, these impacts to air quality standards are not being accurately represented. Prior to project approval, a traffic study must be performed that address the issues detailed below.

Winter Traffic Volumes

Day of week and Time of Day

In DEIS comments the League addressed the issue of peak winter traffic being accounted for at the incorrect time. The traffic study looks at Friday afternoon rather than Saturday afternoon. The League documented on page 36 of our comments that the TRPA uses Saturday afternoon for winter traffic volumes (Mobility 2030: Transportation and Monitoring Program). The League asked for a Saturday afternoon traffic count as this is the standard. The FEIS does not acknowledge that the traffic consultants are not following the standard for traffic count by choosing Friday PM over Saturday PM. The FEIS provides assumptions on why they believe a Friday count is better, but gives no evidence.

Assumptions are not reasons to throw away a standard for when wintertime peak is measured. By not providing a traffic count for Saturday PM, the FEIS is not adequately evaluating the impacts of this project. To our knowledge no other projects have used Friday PM as the peak time for winter. It would be fine for the EIS to examine both Friday and Saturday if desired, but excluding Saturday provides an inadequate analysis. Friday deals with influx of hotel guests, but Saturday deals with day skiers leaving the resort as well as guests traveling to amenities in Tahoe City and elsewhere.

Estimated traffic counts

The FEIS fails to address the concern raised in comments that winter traffic volumes were estimated rather than counted. The League raised the concern that the DEIS assumes that a winter traffic count is 75% of the traffic count when in fact winter counts could be higher (page 36 of League comments). The FEIS failed to acknowledge and address this comment. What evidence exists that in this case the traffic counts in winter will be 75% of summer traffic counts?

Traffic consultants for winter traffic counts.

In DEIS comments the League raised the concern that as stated in the DEIS the "counts were collected **by a consultant hired by the Project Applicant** at driveways and access roads to the Project during the AM and PM peak periods on Saturday December 30, 2006." In the FEIS in response to comment 14a-95 the, it states, "The traffic consultants were not hired by the Project Applicant. Fehr & Peers Transportation Consultants was hired as a sub-consultant to Hauge Brueck Associates, who was hired by TRPA and Placer County." If this is the case, then the DEIS must be corrected to state "counts were collected by a **sub-consultant hired by Hauge Brueck Associates.**" If this not the case, then the League's initial concerns still stand that the counts performed in 2006 are not valid because they were not performed by a neutral third party selected through the TRPA's consultant.

Summer Traffic Volumes

The FEIS fails to address the issue raised in comments about Friday PM being chosen over Saturday PM based on comparison between 3 PM and 6PM on Friday and 12 to 2 PM on Saturday. The FEIS fails to address the comment that the comparison should have examined a later time in the day on Saturday. What evidence is there that shows that 12 to 2 PM on a summer Saturday afternoon is more congested than 3 to 6 PM on a Saturday afternoon? The EIS should have compared Friday 3 to 6 PM with Saturday 3 to 6 PM. This analysis would likely demonstrate that the traffic counts are highest at this time and higher on Saturday than on Friday. The EIS is inadequate in that it is not analyzing traffic counts at the times when impacts will be highest.

Summer trip generation estimates

The FEIS fails to address concerns raised in DEIS comments regarding assumptions. The League commented that the DEIS assumes that 50% of the guests will arrive at the resort on Friday and 25% of guests will arrive during the Friday peak PM hour. The DEIS listed no reasons for these assumptions. The EIS must give evidence as to why these assumptions were made. The League also raised concerns about the 1.5 trip generation rate for Friday PM that was not addressed in the FEIS.

A concern was raised during DEIS comments about the residential units. Residential units will likely have a tourist based pattern because they will be used as second homes. The FEIS responds, but still does not state that residential units were analyzed with a tourist pattern. It states that lodging units include hotel, hotel/condo, penthouse condos, and timeshares, but it does not state whether residential units were analyzed with a tourist pattern. Analyzing the residential units with a tourist is important for the accuracy of the trip generation estimates.

DEIS comments asked how assumptions were made for 50% of the lodging trips being social with 50% being recreational. The FEIS does not address the issue.

Alternate Modes of Travel

DEIS comments asked how the assumptions were made that there would be 50% shuttle occupancy during peak hours and 25% during off peak hours. The FEIS refers to where the assumptions were listed in the DEIS, but still does not provide a reason for how these assumptions were derived. It must be clear that there is validity for choosing these numbers.

Daily trips

DEIS comments explain that it is inadequate that the DEIS does not show full occupancy for a full day. The FEIS response merely re-explains the content of DEIS. The EIS is inadequate by not showing full occupancy for a full day. The DEIS merely shows full occupancy for a partial day. This is a major flaw in understanding trip generations. By avoiding using a Saturday number the DEIS daily trip numbers were 8.92 and 5.86. These daily trips numbers are much lower than the Saturday trip number of 13.43 trips. The FEIS claims that the *Resort Hotel* rate is inadequate in response to Comment 14a-103. Yet in comment 14a-102 the FEIS defends why 1.5 vehicles is used for *Resort Hotels*. Why is one standard adequate for *Resort Hotels* and one standard is considered inadequate for *Resort Hotels*? The FEIS claims that the *peak hour trip generation* is higher for hotel than resort hotel and therefore the EIS numbers are conservative. However, the issue raised is not about *peak hour trip generation*, but rather *daily trip generation*. By not looking at the peak day at fully occupancy the FEIS fails to account for an accurate estimate of *daily trips* from the project.

Winter Trips

The FEIS states that trips to other ski resorts are not specified. Instead the trip generation uses the standard external vehicle trips for any project. This project is unique in that it is bringing residents and guests onto the West shore that will commute to the other ski resorts. By not examining this specifically, the EIS is inadequate by not addressing this specific impact. The data is available (as it used for the parking study). If this specific information is available then there is no reason to not exclude the specifics from the trip generation study.

Sunday afternoon winter traffic

DEIS comments brought up the concern that day skiers and overnight skiers will be leaving the resort at the same time on Sunday. The overall numbers of combined day skiers and overnight skiers will be higher than the current number of day skiers under current conditions. DEIS comments raised the concern that this will cause traffic issues on Sunday afternoon. The FEIS response is that "lodging guests leaving on Sunday will leave periodically throughout the day." Where is the evidence that this will occur. The lodging guests will be skiing just like the day skiers so why will lodging skiers leave earlier than other skiers?

Skier drop off rate

DEIS comments raised the concern that the DEIS skier drop off rates were incorrect. Rather than address the issue, the response (Master Response) states that a qualified consultant was used, therefore, skier drop off rates were correct. The intent of the public commenting on issues is to raise concerns and then have those concerns addressed. This response does not address the concern. The issue still remains that the traffic analysis is flawed because skier drop off rates may have been underestimated.

VMT

The League made valid arguments for why VMT has been underestimated. The response also refers back to Master Response 9 which states that since a qualified consultant performed the analysis, that the analysis is therefore correct and questions regarding this analysis are not valid. The response also refers to Master Response 10 which states that methodologies are consistent with the ITE manual and therefore questions regarding the method are not valid. The League is still concerned that no appendix has been provided demonstrating how trip length was derived. Rather the public is simply told that the consultants used the correct method, rather than providing the information. The VMT numbers in DEIS remain inadequate and the FEIS did not adequately address these concerns.

The FEIS claims that the League's concern that wintertime VMTs are significant is merely an opinion and does not require a response. This is not an opinion, but rather a valid concern demonstrated through rational argument that the wintertime VMT is significant. Based on the arguments presented, the VMT is higher than what it is predicted in the EIS. The EIS remains inadequate because it does not take into account these corrections and therefore gives an inadequate impact regarding wintertime VMTs.

Regarding summer VMT inaccuracies, the response is that a good consultant performed the analysis; therefore there are no inaccuracies in the method.

CEP project causes traffic issues including increase in summertime VMT and daily trips

The League raised the concern that as part of the CEP, the project should not be creating additional traffic problems. The response is that the project will follow protocol by contributing to money to mitigation funds. The League still contends that as a CEP, the project should not be creating traffic issues with subsequent air quality impacts, but rather should be decreasing traffic problems. Dollars provided to a mitigation fund simply is putting creating a problem and hoping that someone else will fix the problem at a later time.

Although the League continues to contend that the summertime VMTs and daily are underestimated in the EIS, the increase in VMTs and daily trips presented in the EIS is still an extremely significant increase. The summertime daily trip increase is 1456 trips. A 200 trip increase is considered significant. The project will be increasing this by 7 times the significance factor. Increases in summertime traffic pose a public health risk and environmental impact compared to wintertime traffic. Ozone is created from the reaction of ozone precursors (emitted by vehicles) with strong sunlight (in the summertime). Ozone is harmful to people (damaging of lungs), wildlife, and vegetation. Currently the California side of the air basin is in non-attainment transitional status for ozone. The project will continue to push this violation farther away from compliance standards.

Contributing to basin wide mitigation funds does not assist in mitigating for the local impacts that the proposed project will create. The proposed project will cause detriment to human health and impacts to the environment without an adequate plan to mitigate for these impacts. The local impacts of this project must be mitigated for.

Assumptions on parking

The DEIS comments asked how it was determined that 70% of the guests would ski, that 25% of these skiers would travel to other ski areas, and that 10% of these travelers would use public transportations. The FEIS responds by referring to Master Response 12 which addresses this question with "any assumptions presented in this analysis are founded on the best data available and/or engineering judgment based on logic and specialized expertise in the field." The response does not specify if this

particular question is addressed through data or from logic. The EIS is inadequate by not providing the data or a detailed explanation of this logic.

Summer and winter queuing

DEIS comments raised the concern that peak hours were taken on a Friday instead of a Saturday. The FEIS did not examine the Saturday queuing. The EIS remains inadequate by not evaluating the impact of the project on Saturday queuing.

Alternative Transportation Plan

DEIS comments raised concerns about the Alternative Transportation Plan and how it will be guaranteed for the lifetime of the resort. The FEIS stated that conditions will come with approval by the County and the TRPA permit. Will the permit require that the Alternative Transportation Plan be followed for the lifetime of the resort? What will be the consequences if the Plan is not followed in 10 years, 20 years, 50 years, or 100 years after project approval?

Temporary significant impacts

DEIS comments stated that the 146 to 192 dump truck trips a day is a significant temporary impact. The FEIS response stated that since it is not permanent it does not need permanent mitigation. The FEIS is inadequate by not acknowledging this as a significant impact and by not providing a temporary mitigation for this impact.

LOS Winter

DEIS comments stated concern regarding the projects impact causing a LOS decrease from C to E. Instead of acknowledging this as significant, the FEIS says that a LOS of E may be acceptable.

Fall and Spring Traffic

Increases in fall and spring traffic are also likely to be significant. These impacts have yet to be analyzed as part of the EIS.

Summary

The traffic study is flawed and the EIS is inadequate as it fails to identify significant impacts from the project as proposed.

If you have any questions, please contact the League at 530-541-5388.

Thank you,

Nicole Gergans
Environmental Program Advocate
League to Save Lake Tahoe

Friends of the West Shore - Community Alternative for HMR: "Better not Bigger"

Homewood Mountain Resort Project Configuration	HMR Proposed Project Number of Units & Bedrooms	FOWS Alternative 33% Reduction Number of Units & Bedrooms	Number of People at Full Occupancy/ PAOT* HMR vs Alternative
North Base Hotel			
Penthouse Condos	30 @ 3 BRs = 90 BRs	30 @ 3 BRs = 90 BRs	180 vs 180
Hotel Rooms	75 @ 1 BR = 75 BRs	75 @ 1 BR = 75 BRs	150 vs 150
Condos	40 @ 2 BRs = 80 BRs	40 @ 2 BRs = 80 BRs	160 vs 160
Hotel	145 units & 245 BRs	145 units & 245 BRs	490 vs 490
Multi-Residential Condos	56 @ 2-4 BRs = 168	20 @ 3 BRs = 60 BRs	336 vs 120
Townhouses	16 @ 4 BRs = 64 BRs	Deleted	128 vs -0-
North Base Totals	217 units & 477 BRs	165 units & 305 BRs	954 vs 610
South Base			
Chalet Duplexes cabin style	48 @ 3 BRs + study & loft = 192 BRs**	40 @ 3 BRs + study & loft = 160 BRs**	384 vs 320
Condos	47 @ 3 BRs = 141 BRs	delete	282 vs NA
South Base Totals	95 units & 333 BRs	40 units & 160 BRs	666 vs 320
Sub-total North & South	312 units & 810 BRs	205 units & 465 BRs	1620 vs 930
Workforce Housing 13 units	9@2, 4@4 BRs = 34 BRs	9 @2; 4@4 BRs= 34 BRs	68 vs 68
Total North & South Bases	325 units & 844 BRs	218 units & 499 BRs	1688 vs 998
North Base Parking		1 ½ spaces per unit	
Underground parking	410 spaces	248	
Public Parking Garage	272 spaces	272	
On Site	56 spaces	56	
South Base	145	60	
Townhomes	64 spaces	N/A	
Total Parking Spaces	738 spaces	636	
Commercial Floor Space			
North Base Commercial/Retail	25,000 sf	24,000 sf	55,000 vs. 44,000
Skier Services	30,000 sf	20,000 sf	
South Base –skier services	2,000 sf	2,000 sf	2,000 sf
Mid-Mountain Day lodge	15,000 sf	14,000 sf	48,000 vs. 34,000
Gondola terminal	18,000 sf	10,000 sf	
Maintenance Facility	15,000 sf	10,000 sf	
Total CFS	105,000 sf	80,000 sf	105,000 vs. 80,000
Height Amendments	Amendment Required	Reduced by one floor	Hotel height: 48 ft. Ski bldg. height: 48 ft.
Groundwater Interception	Amendment Required	Reduce Footprint	

* Denotes People at One Time staying overnight at the facilities

** Bedroom count includes loft as equivalent BR, but not the study – sleeps at least 8 people

David Landry

From: Cheryl Anson <cheryl.anson@duralum.com>
Sent: Wednesday, October 12, 2011 4:58 PM
To: David Landry
Subject: Homewood Resort

October 12, 2011

Tahoe Regional Planning Commission

Dear TRPA Representatives,

I am writing this letter to voice my strong concerns and likely opposition to the Homewood Mountain Resort project that is currently being considered.

My family has owned lakefront property in the Meeks Bay area for 50 years and we specifically chose this area because it was lakefront and it was removed from the hustle and bustle of the Squaw Valley and Alpine ski traffic. While we are all skiers and have enjoyed the Homewood resort over many years, the small, local feel of this resort kept it from becoming a huge draw to "serious" skiers and vacationers that require the many amenities of a larger resort. For this, we have always been thankful because the increase of traffic and congestion on the roads has risen significantly over the years with just the traffic going into Tahoe City down Hwy 89. This traffic has become so severe that we no longer even bother trying to go into Tahoe City for a restaurant dinner on either a Friday or a Saturday night during the busy summer weekends.. It just isn't worth the long line of cars that crawls from south of Sunnyside to the "Y" in Tahoe City. It is sad to not be able to support some of our favorite businesses on these popular nights, but again it just isn't worth it.

Our travels home on busy weekends are also adjusted to avoid Sunday travel back for this very reason. Just how does the planning agency plan to handle this already unacceptable traffic congestion? The construction work alone would be a tremendous nightmare for the local owners, many who are only able to enjoy our properties during the popular summer months.....which is of course the time for construction.

In closing, I am truly opposed to such a large scale revamping of the Homewood resort. The impact would be significant, the congestion unimaginable, the strain on the tiny Homewood businesses too much (which would necessitate new stores etc which would put existing businesses out of business). The current resorts of Squaw Valley, Alpine and Northstar are already struggling with low sales and occupancy. (we have friends who are owners and they are very disillusioned with properties that promised so much more in rentals etc) and I fail to see how a new resort will be any different.

Thank you for allowing me to comment on this. I hope to attend the upcoming EIR meetings and get several of my neighbors to attend too. At this juncture we all believe that the Tahoe Regional Planning Agency would be doing a huge dis-service to the owners along the West Shore if this development is allowed to move forward. Big business should not win out when one of California's most beautiful landmarks is at stake.

Sincerely,

Cheryl Cooper Anson

RECEIVED

OCT 13 2011

I am using the Free version of SPAMfighter.
SPAMfighter has removed 22348 of my spam emails to date.

TAHOE REGIONAL
PLANNING AGENCY

October 5, 2011

Tahoe Regional Planning Agency
P.O. Box 5310
Stateline, Nevada 89449-5310

RECEIVED

OCT 18 2011

TAHOE REGIONAL
PLANNING AGENCY

Re: Homewood Mountain Resort Development

Gentlemen:

I am shocked by the proposed scope of this project. It appears to me to be justified only by the resort owner's need to make a profit on his bad investment. More development, of any kind, "green" or not, is not necessarily needed at Tahoe. The lake area is already overdeveloped, traffic is a nightmare, lake clarity is not improving and the beauty of the area (which should be the reason that people visit) is being rapidly destroyed. It is entirely inappropriate to plop a huge development like this onto the west shore which has limited traffic access and a relatively quiet atmosphere. Do we want the whole lakeside to look like the south end?

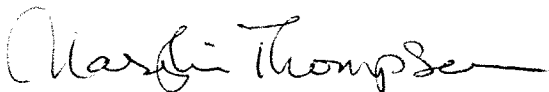
The argument that it will "create jobs" is absurd. That is like saying "cut down all the redwoods so loggers have jobs." If there are not enough jobs at Tahoe for the population, then the area is overpopulated. Don't destroy it to "create jobs."

And the argument that "we have to strike a balance between environmentalism and commercial development" is also absurd. No we don't. We can severely limit development for a good long time without meaningful dire consequences. Don't bow to pressure from people out to make a buck off of Tahoe.

I have been coming to a family cabin in Rubicon since 1959 and am really saddened by the non-stop construction of huge mansions and commercial buildings. If folks need a "destination vacation" let them go to Heavenly Valley or the new huge enterprise at Squaw Valley, of which this company is a part. Lake Tahoe IS a destination.

It would not be a tragedy for anyone if Homewood Ski Resort went out of business. Tahoe doesn't need more traffic, more souvenir shops, more condos or more people.

Respectfully yours,



Marilyn Thompson
26 Redwood Drive
Woodland, CA 95695
530-666-3748
thompsona.m@sbcglobal.net

David Landry

From: Huber, Katharine <khuber@ennead.com>
Sent: Wednesday, October 12, 2011 2:43 PM
To: David Landry
Subject: Homewood Development

Hello, My family has had a summer home at Tahoe for fifty years at Rubicon Bay. We love Lake Tahoe. The development at Homewood seems way out of scale for the west shore. We all know about the traffic on 89 and on the roads up Alpine and Squaw during winter. I can't imagine how 89 could handle this kind of development. The traffic it would generate would make 89 impassable in winter and summer. We don't travel to Tahoe City from Rubicon on a Saturday in the summer because of the traffic congestion. What is a twenty minute drive can take from an hour to an hour and a half. I can only imagine the increased grid lock with the new development. Please reconsider the scale of this project. As you can see I am an architect and work in New York City. I am not opposed to development but please don't build this and ruin access to the Lake for ourselves as well as others. I have not read all the reports yet but I wanted to get my comments to you before the deadline. I plead to you to reconsider the traffic impact issues as well as all the environmental ones as well.

Katharine Huber
8591 North Lane
Rubicon, CA
96142

Katharine Huber AIA

ENNEAD ARCHITECTS LLP
320 West 13th Street
New York, New York 10014
T: 212.807.7171
www.ennead.com

RECEIVED

OCT 13 2011

TAHOE REGIONAL
PLANNING AGENCY

34

David Landry

From: Karen Flinn <KarenFlinn2001@aol.com>
Sent: Tuesday, October 11, 2011 10:29 PM
To: Allen Breuch; David Landry
Cc: HaroldFlinn@Comcast.net
Subject: Final EIR/EIS Response

Att: Allen Breuch and David Landry

Based on all that we have learned so far, we respectfully request that Placer County and the Tahoe Regional Planning Agency reject JMA's Homewood Mountain Resort project as presented in the Final EIR/EIS.

Thank you,

Hal and Dolores Flinn

145 Tahoe Ski Bowl Way

Homewood, CA 96141

David Landry

From: marylin millsap thompson <thompsona.m@sbcglobal.net>
Sent: Tuesday, October 11, 2011 8:33 AM
To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry
Subject: Friends of the West Shore Homewood Survey

To: contact

From:
marylin millsap thompson
thompsona.m@sbcglobal.net

Tahoe Address
8628 mountain drive

City
tahoma

Zip
96142

Community character/size and scale – The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized.

Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances – Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic – The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts – The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts – The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments – We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

I am VERY much opposed to this development for all the above reasons.

Do not destroy Homewood and the west shore just so a developer can make a buck off of Tahoe. When tress are cut down and dirt is paved over it is gone forever. Homewood has had ENOUGH large scale development in the past few years in huge lakeside mansions.

sent from (ip address): 71.142.244.55

(adsl-71-142-244-55.dsl.scrn01.pacbell.net)

Date/Time: October 11, 2011 3:32 pm

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (Windows; U; Windows NT 5.1; en-US;

rv:1.9.1.19) Gecko/20110420 Firefox/3.5.19 GTB7.1

David Landry

From: lhm <lmeakin@sbcglobal.net>
ent: Tuesday, October 11, 2011 8:13 PM
To: MKrach@placer.ca.gov; David Landry
Subject: Letter in opposition to Homewood Mountain Resort Development project

To whom it may concern:

As I am unable to attend the meeting on Thursday, October 13 I would like to express my opinion regarding the proposed development in Homewood, Ca.

There are so many things wrong with this project that it is hard to know what to address.

I will keep it brief.

It is my sincere hope that Placer County officials and TRPA officials are aware of the discrepancies between what a developer with deep pockets is allowed to get away with vs. an individual property owner.

As I write this I wonder what the reply would be if my family applied for a permit to move the water table to create an underground parking garage...? Perhaps this is a simplistic view, but in reality it is comparing apples to apples...I wonder why this idea is even being entertained?

Over time there have been so many bad ideas proposed for our dear, fragile west shore...let's file this one away with a bridge to cross Emerald Bay and the Meeks Bay development and rejoice in the beauty and splendor of what we have. and try our hardest to allow future generations to embrace the idea of stewardship over profit in Beautiful Lake Tahoe.

With very best regards and great respect for allowing me to voice my opinion thank you very much for your time,

Leah H. Meakin
40 year summer resident of Rubicon Bay

AGAINST

David Landry

From: doug and valerie welch <dw7230q@sbcglobal.net>
Sent: Tuesday, October 11, 2011 2:42 AM
To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry
Subject: Friends of the West Shore Homewood Survey

To: contact

From:
doug and valerie welch
dw7230q@sbcglobal.net

Tahoe Address
302 Valley View

City
Meeks Bay

Zip
96142

Community character/size and scale – The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Agree

Code of Ordinances – Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic – The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts – The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Agree

Scenic impacts – The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Agree

Additional Comments – We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Currently the traffic into Tahoe City from the south on H89 is very heavy in the summers often resulting in significant delays. This project will negatively impact the large present problem and offers no solution to the added stress. Ecologically it is highly questionable and inconsistent with all other building on the West Shore.

Sent from (ip address): 99.89.112.17

(99-89-112-17.lightspeed.frokca.sbcglobal.net)

Date/Time: October 11, 2011 9:42 am

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 6.1; WOW64; Trident/4.0; SLCC2; .NET CLR 2.0.50727; .NET CLR 3.5.30729; .NET CLR 3.0.30729; Media Center PC 6.0; MAAU; .NET4.0C)

David Landry

From: Greg Tonello <gtonello@hotmail.com>
Sent: Monday, October 10, 2011 5:24 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org;
susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry
Subject: Friends of the West Shore Homewood Survey

To: contact

From:
Greg Tonello
gtonello@hotmail.com

Tahoe Address
5385 Sacramento Ave

City
Homewood

Zip
96141

Community character/size and scale – The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Agree

Code of Ordinances – Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic – The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts – The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Agree

Scenic impacts – The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Agree

Additional Comments – We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

While we all have our personal thoughts on the proposed development I think it is grossly overscaled and as such will be a detriment rather than an enhancement to Homewood and overly optimistic in its chance of success of the residential components. Homewood is not Squaw Valley or Northstar, nor do we have the space, infrastructure, workforce or roadways to accommodate the proposed design. I understand the need to update the resort but at what cost to the local environment and quality of life in Homewood and the Basin in general.

While touted for the good of Homewood residents and basin users as a family/reasonably priced ski experience please do not forget that summer use will outweigh winter use and that nothing precludes the privatization of the resort in the future or its sale to other entities who may not be so "considerate" of Homewood or The Basin or individual desires/needs. It's all about monetary gain.

Please consider with eyes wide open.... :

The substantial increase population density and daily trip traffic in all seasons especially summer and winter, will :

Negatively impact air and water quality

Negatively impact emergency response time Negatively impact utility services capacities (ie: water and sewer) Increase maintenance needs of our already abused state and county roadways Increase in daily semi-truck traffic for condo/resort/commercial deliveries Ultimately require West Shores first traffic signalization at hiway

Are you willing to accept:

300-600 more cars every weekend? At 300 more housing units and 1-2 cars per unit....How about the line of boats waiting on hiway to get to/from already overcrowded marina facilities...where will the trailers be parked?

Litter, waste, discourteous interactions...The bulk of users will be visitors – concerned about packing the most in to their vacation dollar and unfortunately not always respectful of our Homewood, or leaving the "forest" in a better condition than when they arrived... Traffic....What will these visitors do in the summer? Drive around the Lake, drive to Tahoe City, drive to South Shore, drive to Squaw, drive to Reno...drive, drive, drive... Construction traffic, noise, dust, runoff...

Seasonal construction will take years and typically starts at 7am up to 7 days a week... and concrete pours in the early morning hours...

The condo units at the extension of Tahoe Ski Bowl seem contrary to the very basics of LEED and sustainable design as they decimate green field and views from lake and will require substantial infrastructure just to get to the building sites. A quarter mile extension of Tahoe Ski Bowl the up a steep slope to steep lots subject to high runoff is not good, sensible planning? Plowing?

If approved at proposed scale it will set precedent for approvals of more over scaled commercial development in Homewood... we will become the new epicenter of the traffic jam that now plagues the hiway from Sunnyside to Tahoe City to Lake Forest.

How long to you want to let a loved one wait for emergency response?

They are attempting to justify housing to pay for larger Northstar style "Resort"...why not reduce scale of Resort? Ultimately the housing (rental units) would be vacant 6 months of the year or possibly a failure)both which places a virtual "ghost town" in the Homewood Community and draw for vandalism. (this low vacancy rate must be considered in their pro forma and paid for somehow

Again, this low occupancy rate is contrary to sustainable design that would suggest the construction resources, energy used for maintenance and low-season "mothballing" and environmental disruptions and development dollars would be better utilized in a more sustainable and socially responsible project type such as a fully occupied, year round use in a more densely populated area. Affordable housing for basin residents or worker housing in the basin or Truckee?

What do you want to leave as your legacy for future generations ?

Sent from (ip address): 66.60.177.84

David Landry

From: Kirk M. Pumphrey <kirkmpumphrey@aol.com>
Sent: Monday, October 10, 2011 5:41 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org;
susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry
Subject: Friends of the West Shore Homewood Survey

To: contact

From:
Kirk M. Pumphrey
kirkmpumphrey@aol.com

Tahoe Address
8708 Victoria Circle

City
Rubincon Bay

Zip
95142

Community character/size and scale – The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized.

Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances – Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic – The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts – The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Disagree

Scenic impacts – The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments – We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Against

43

traffic, traffic, traffic there is yet an answer to the traffic issue and paying a fee does nothing to mitigate the traffic.
Solve the traffic issues first or downsize this project.

ent from (ip address): 76.21.81.164

c-76-21-81-164.hsd1.ca.comcast.net)

Date/Time: October 11, 2011 12:41 am

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (compatible; MSIE 9.0; Windows NT 6.1; WOW64; Trident/5.0)

David Landry

From: james c meakin <jmeak@teleport.com>
Sent: Monday, October 10, 2011 12:22 PM
To: David Landry
Subject: Letter in opposition to HMR Development

Dear Mr Landry:

Please submit this letter for the Homewood Development FEIR/FEIS.

I am writing today as a 40 year summer resident of the west shore. I am opposed to the proposed development that HMR has put forth for Homewood Ski Resort. Amended or not, the development does little to rectify the reality that Homewood and the West Shore can not take the additional for sale housing units, overnight units, commercial space, cars, congestion and pollution that such a development would realistically bring. Homewood lacks the infrastructure to accommodate any development of this scale. It may ruin the nature and culture that currently exists there, despite the developer's mistaken belief that Homewood and the West Shore is in need of economic recovery. It in fact suffers from massive over use.

I have read the development prospectus many times and finish each time with the feeling that nothing substantive is being addressed to mitigate the real impact issues: the sheer scale and density in such a small area with poor access to and from it in an environmentally sensitive environment. I find it hard to believe that car share, free bicycles and an illusory boat ferry is going to rectify the thousands of additional cars and people traveling to Homewood. Do any of these proposals do anything to alleviate the current (as described in the prospectus) "very serious" traffic conditions that currently exist on HWY 89? Does moving the water table to provide underground parking for 950 cars sound like environmentally responsible development stewardship for Lake Tahoe? No.

Trying to force new urbanism concepts on Homewood for its economic revitalization and survival is fatuous. If local business owners can't afford the current commercial space what makes us believe that new commercial space at ten times the cost will help them? This commercial space will not be marketed to local business owners but to large corporate retailers and do nothing to help local business owners. The idea put forth in the prospectus that the developer is being forced into this reality due the inefficiencies of Homewood Ski Resort is also disingenuous. The property was purchased as a speculative investment.

This proposal feels very much like the ill fated resort planned for Meeks Bay in the early 70's. In hindsight, we all know that disaster was averted and though not operating at it's highest and best use Meeks Bay retains the low key atmosphere and scale that drew us all to the West Shore in the first place. The idea that Lake Tahoe needs yet another massive development so that we may enjoy it more and protect it is patently false.

Thank You,
James C. Meakin

LORIE SHEEHY CRESS
1134 COMMONS DRIVE
SACRAMENTO, CA 95825
lcress7199@aol.com
October 6, 2011

To: TRPA Governing Board
Placer County Board of Supervisors
Members of NTRAC

RE: Homewood Mountain Resort Upcoming EIS/EIR Hearings

I own a second home at 5250 W. Lake Boulevard approximately 1/2 block across the street from the proposed new hotel and development. We have had our family home for 65+ years and have enjoyed skiing at Homewood since its inception. I do not want to lose the ski area which I know is the carrot or threat that has kept most Homewood residents from voicing concerns about development. You are being asked to approve a development that will increase the size of a small community by approximately one third. Have you visited Homewood? If so I would imagine you understand the concerns of its citizens with regard to this project.

The EIS/EIR refers to the need to amend the Plan Area Statement to allow multi-residential units and increased density. I'm okay with development in Homewood and I understand personal property owner's rights, but why not stick with the density and uses developed in the PAS. The PAS was developed based on the needs of Homewood, not the needs of the developer.

The Size OF the Project: The number of units in the proposed project should be reduced by at least 50%. The proposed size is incompatible with the neighborhood. The size will change the West Shore of Lake Tahoe and forever impact the traffic & congestion, housing, air quality & water quality, public services and fire protection.

Traffic & Congestion: Highway 89 is a two lane road. It is not like South Shore with four lanes of traffic to and from the casinos. The report refers to an increase of 1,466 vehicle trips per day during the summer. As mentioned in the DEIR/EIS, 200 additional trips a day is a "significant" traffic impact so the HMR project will be way beyond significant. The traffic problem on the West Shore is already intolerable. Homewood is gridlock in the summer and during ski season and now we are seeing significantly more traffic congestion in September and October. By gridlock I mean the traffic is backed up sometimes 5 -6 miles during peak weekends in the summer. By approving the project you will be introducing at the very least 1,466 more trips per day. Emergency services will be at a standstill. If you allow for this huge development I can picture a 4 lane highway as your next plan. Auto exhaust fumes will queer the air to a degree that no mitigation fee would quell .

Housing: The idea of a "Homewood Employee/workforce Housing Plan" only works as long as the current developer is in control and wants it to work. How do the government agencies intend to monitor this plan? Yes, Placer County requires that 50% of the workforce live on site but how is this monitored? The promise by the developer that the remainder of the workforce, 50%, be shuttled to the site is also difficult to monitor. Is there going to be a Monitoring Agency making sure all the Promises are met?

Air Quality & Water Quality: 40 acres of land will be disturbed. During the construction phase: buildings will be torn down, huge holes (up to 40' deep) will be dug into the ground, highrise buildings will be constructed, dump trucks, trucks loading equipment, heavy equipment kicking up dust and debris,, vehicles carrying building materials, construction workers driving to and from work. Charging the Developer Mitigation fees to be paid to Government Agencies, how does that help what is being done to the lake during construction?

What about the environmental damage to the air and water quality of the residents of the West Shore during this construction phase?

What about the dust particulates from all this ground movement that cannot help but drift into Lake Tahoe?

46

Public Services: We have obtained our water from Madden Creek Water District for as long as I recall. I do not believe that by adding hundreds of homes that our water tables will not be affected and that somewhere down the line our water bills will be greatly increased because of the burden on the systems from HMR. Can someone prove that the water conservation plan that is proposed in this project is going to work? Is there going to be an Agency to monitor these Promises? Collecting water and then hauling it back up the hill is that realistic? Is it going to be monitored?

Fire Protection: Do any of you recall the Sunnyside or the Angora Fires? Now imagine that we have an additional 1500+ people living in Homewood during peak summer activity and a fire is approaching. The North Tahoe Fire Protection District is to provide a "Will Serve" letter.....how does that help if there is traffic gridlock?

Long Term Negative Effects: I believe that a new and improved development in Homewood is much needed, however the project as proposed is just too big for the West Shore. **The negative effects of such a large development, both in the short term and the long term, cannot be adequately measured in advance or mitigated away.**

What are the possible long term effects? Increased air pollution from automobiles and new residents' boats, employee vehicles and service vehicles that go along with a development of this magnitude.

Peak Summer Season Estimated Increase in Population and Vehicles

325 Units = about 750 bedrooms =	1,500 people =	700 automobiles
	<u>200+- service employees</u>	50 automobiles
		<u>75 boats</u>
	1,700 more people	750 more automobiles
		75 more boats

All of the above statistics will contribute to a **very congested community** that is ill equipped to take on that many more people. Homewood and the West Shore will be forever changed based on your decisions.

Please do not be driven by the need for taxes and fees. Do your job and comply with the current zoning laws which are in place to help protect the community. The effects to the environment and to the community cannot be monitored or fee'd. Require the project to be cut in size by 50% creating a development that will bring jobs, save the ski lift, protect private property rights and be compatible with the neighborhood.

Thank you,

Lorie Cress
5250 Westlake Boulevard, Homewood, Ca

Homewood Mountain Ski Area Master Plan

Public Comment

Form Letters

AGAINST

A

Maywan Krach

From: sia khosrovi [khosrovi@sbcglobal.net]
Sent: Sunday, December 04, 2011 1:44 PM
To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Homewood Survey

To: contact

From:
sia khosrovi
khosrovi@sbcglobal.net

Tahoe Address
6620 McKinney Creek Rd.

City
Tahoma

Zip
95142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized.

Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

The current plan is detrimental to the clarity and beauty of the lake.

Please rectify it.

Thanks, Sia & Marjorie Khosrovi

Maywan Krach

From: margaret & george degliantoni [gmdeg@sbcglobal.net]
Sent: Saturday, December 03, 2011 9:36 AM
To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Homewood Survey

To: contact

From:
margaret & george degliantoni
gmdeg@sbcglobal.net

Tahoe Address
po box 444

City
homewood

Zip
96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized.

Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Despite whatever comes out of this we have major concerns that the fragile economy needs to be looked at when hiring takes place making sure that jobs are fulltime with benefits for local local local local people. No more importing people who work for below (way below)

minimum wages and are transient without consideration for those who still live here year round and support families without fulltime jobs.
Hire local construction and if you hire someone for winter make sure they can still work in the "resort" come summer and fall. Think of size and number of condos in reference to existing rentals in the area that have not foreclosed due to lack of renters...we cannot afford to have any more empty homes and buildings.

Sent from (ip address): 68.72.216.101

(adsl-68-72-216-101.dsl.akrnoh.ameritech.net)

Date/Time: December 3, 2011 5:35 pm

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 6.0; Trident/5.0; .NET4.0C; .NET CLR 3.5.30729)

Maywan Krach

From: Lee Nelson [leejnelson2@earthlink.net]
Sent: Friday, December 02, 2011 12:31 PM
To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; Placer County Environmental Coordination Services; homewoodfeiscomments@trpa.org
Subject: Friends of the West Shore Homewood Survey

To: contact

From:
Lee Nelson
leejnelson2@earthlink.net

Tahoe Address
6665 McKinney Creek Rd.

City
Homewood

Zip
96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized.

Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

I agree with all of the above comments and feel that the project as proposed is entirely out of scope with what we residents want on the West Shore.

Sent from (ip address): 70.231.253.84

Friends of the West Shore Homewood Survey

Bob Andresen [rmandresen@pacbell.net]

Sent: Tuesday, October 11, 2011 5:22 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:

Bob Andresen

rmandresen@pacbell.net

Tahoe Address

8245 Meeks Bay Ave.

City

Meeks Bay

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

I believe it is the responsibility of the county and TRPA to act in Tahoe's best interest to protect this wonderful environment by not allowing a massive development to be built at Homewood.

Thanks, Bob Andresen

Friends of the West Shore Homewood Survey

Joanne Andresen [joanneandresen@hotmail.com]

Sent: Tuesday, October 11, 2011 5:32 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:

Joanne Andresen

joanneandresen@hotmail.com

Tahoe Address

88245 Meeks Bay Ave.

City

Meeks Bay

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

I feel that a development of this size will compromise the environment on the west shore. Already automobile traffic is stop and go many times during the summer and during ski season. Please do what you know is best for Tahoe and vote against this project. Joanne Andresen

FW: Friends of the West Shore Homewood Survey

David Landry

Sent: Tuesday, October 11, 2011 3:08 PM**To:** Homewood FEIS Comments

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

From: Les and Margaret Bartlett [<mailto:mar-v-les@sbcglobal.net>]

Sent: Tuesday, October 11, 2011 3:08 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

Subject: Friends of the West Shore Homewood Survey

To: contact

From:

Les and Margaret Bartlett
mar-v-les@sbcglobal.net

Tahoe Address

P O Box 136

City

Tahoma

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized.

Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

There are times during the summer when traffic from Homewood going into Tahoe City is backed up to before Sunnyside. The additional cars on the road from this development would be impossible. We have had our home in McKinney Estates for 42 years and always enjoyed "the quiet side of the lake". A development of this size belongs in Squaw Valley or Truckee--far away from our 2 lane road on the West Shore.

Sent from (ip address): 99.67.144.244

(99-67-144-244.lightspeed.sndgca.sbcglobal.net)

Date/Time: October 11, 2011 10:08 pm

Coming from (referrer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 5.1; Trident/4.0; DS_juicyaccess; SearchToolbar 1.2; GTB7.1; .NET CLR 1.0.3705; .NET CLR 1.1.4322; Media Center PC 4.0; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729; .NET CLR 2.0.50727; yie8)

Friends of the West Shore Homewood Survey

Dan Best [danielbest@gmail.com]

Sent: Tuesday, October 11, 2011 11:26 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Dan Best

danielbest@gmail.com

Tahoe Address

4940 west lake blvd.

City

Homewood, ca

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Sent from (ip address): 50.113.21.61

(cpe-50-113-21-61.hawaii.res.rr.com)

Date/Time: October 11, 2011 6:26 pm

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (iPad; U; CPU OS 4_3_3 like Mac OS X; en-us) AppleWebKit/533.17.9 (KHTML, like Gecko) Version/5.0.2

Mobile/8J3 Safari/6533.18.5

Friends of the West Shore Homewood Survey**MICHAEL BEEMAN** [mbb@bullseyefarms.com]**Sent:** Tuesday, October 11, 2011 11:16 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

MICHAEL BEEMAN

mbb@bullseyefarms.com

Tahoe Address

4820 west lake blvd

City

Homewood

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Sent from (ip address): 50.113.21.61

(cpe-50-113-21-61.hawaii.res.rr.com)

Date/Time: October 11, 2011 6:16 pm

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10.5;

en-US; rv:1.9.2.23) Gecko/20110920 Firefox/3.6.23

Friends of the West Shore Homewood Survey

Tootie Beeman [tootie@bullseyefarms.com]

Sent: Tuesday, October 11, 2011 5:27 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:

Tootie Beeman

tootie@bullseyefarms.com

Tahoe Address

4820 West Lake Blvd

City

Homewood

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Agree

Sent from (ip address): 50.113.21.61

(cpe-50-113-21-61.hawaii.res.rr.com)

Date/Time: October 12, 2011 12:27 am

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (iPad; U; CPU OS 4_3_3 like Mac OS X;

en-us) AppleWebKit/533.17.9 (KHTML, like Gecko) Version/5.0.2

Mobile/8J3 Safari/6533.18.5

Friends of the West Shore Homewood Survey

Christine Carta [christinecarta@gmail.com]

Sent: Tuesday, October 11, 2011 9:32 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Christine Carta

christinecarta@gmail.com

Tahoe Address

6740 West Lake Blvd

City

Lake Tahoe

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

All of the above statements quite accurately address my concerns about the proposed development. Too many exceptions are being considered-please stick to existing ordinances and zoning.

Sent from (ip address): 68.7.244.244 (ip68-7-244-244.sd.sd.cox.net)

Friends of the West Shore Homewood Survey

Bill Clausen [billbon@sonic.net]

Sent: Tuesday, October 11, 2011 5:51 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS
Comments

To: contact

From:
Bill Clausen
billbon@sonic.netTahoe Address
6120 McKinney DriveCity
HomewoodZip
96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.
Homewood is not an economically depressed area. It is populated by wealthy families. This oversized development will ruin the town and blight the lake. Please do not let this happen!

Friends of the West Shore Homewood Survey

Kevin Cronin [kcronin82@gmail.com]

Sent: Tuesday, October 11, 2011 6:06 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:
Kevin Cronin
kcronin82@gmail.com

Tahoe Address
6250 Lark Ave

City
Homewood

Zip
96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.
This is so out of character for the area. It will significantly impact how the current residents habitate the area. It will change so many things:, water quality, traffic, noise, and the sights. This is not why people moved to this area.

Friends of the West Shore Homewood Survey

Anne Cronin [cookyzcrum1@aol.com]

Sent: Tuesday, October 11, 2011 6:27 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS
Comments

To: contact

From:
Anne Cronin
cookyzcrum1@aol.com

Tahoe Address
615 Barroilhet Ave.

City
San Mateo

Zip
94402

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.
The massive HMR developement does not follow many of the currnt codes. The traffic will be horrendous. It can take over 1 hour to drive from Homewood to Tahoe city on a busy summer wekeend. What happens then in the case of an emergency vehicle trying to get someone to the hospital

in Truckee. If anything ever happens to any of my loved ones up there and we can't get to the hospital because of traffic and you approve this project as it stands I will be taking the TRPA to court. The Tourist Accommodation Units numbers are flawed. A 2 to 4 bedroom unit can actually have 3 or 4 cars coming up there to park. The high impact of cars and pollution will significantly affect the clarity of the lake.

As it stands now no height limits should be increased. The codes were written with forethought to preserve the beauty and serenity of Lake Tahoe. As a taxpayer I do not think 5 story condos are a part of our vision of the West Shore.

The Homewood Mountain Resort plan is too massive. Please send them back to the drawing board to come up with a plan within the existing TRPA guidelines. This means NO 5 story units that can be seen from the lake. I do not think the West Shore needs a 5 star/high end only resort.

Sent from (ip address): 24.5.1.248 (c-24-5-1-248.hsd1.ca.comcast.net)

Date/Time: October 12, 2011 1:27 am

Coming from (referrer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (Macintosh; Intel Mac OS X 10_6_8)

AppleWebKit/534.50 (KHTML, like Gecko) Version/5.1 Safari/534.50

FW: Friends of the West Shore Homewood Survey

David Landry

Sent: Tuesday, October 11, 2011 2:35 PM

To: Homewood FEIS Comments

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

From: margaret degliantoni [<mailto:gmdeg@sbcglobal.net>]

Sent: Tuesday, October 11, 2011 2:36 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com;

cdraecs@placer.ca.gov; David Landry

Subject: Friends of the West Shore Homewood Survey

To: contact

From:

margaret degliantoni

gmdeg@sbcglobal.net

Tahoe Address

6645 mckinney creek rd

City

homewood

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized.

Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

So many businesses are struggling.....just not sure how this resort will help the struggling economy. Obexers had great plans and summer was still slow....empty buildings already exist....not sure we need any more....tread carefully.

Sent from (ip address): 137.164.164.28 (137.164.164.28)

Date/Time: October 11, 2011 9:36 pm

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 5.1; Trident/4.0; sbcydsl 3.12; YComp 5.0.0.0; .NET CLR 1.1.4322; InfoPath.1)

Friends of the West Shore Homewood Survey

karen fouts [kgurkasfouts@hotmail.com]

Sent: Tuesday, October 11, 2011 6:05 AM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

karen fouts

kgurkasfouts@hotmail.com

Tahoe Address

203 Quiet Walk

City

Tahoma

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Would like to see a smaller scaled project. Less density and lower height of buildings a long the road.

Sent from (ip address): 67.161.190.149

(c-67-161-190-149.hsd1.ca.comcast.net)

Date/Time: October 11, 2011 1:05 pm

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (Macintosh; U; Intel Mac OS X 10_5_8;
en-us) AppleWebKit/533.21.1 (KHTML, like Gecko) Version/5.0.5
Safari/533.21.1

Friends of the West Shore Homewood Survey

don fouts [don@foutsconstruction.com]

Sent: Tuesday, October 11, 2011 5:50 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

don fouts

don@foutsconstruction.com

Tahoe Address

203 quiet walk

City

tahoma

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

i favor a redevelopment of the Homewood resort. i simply feel that it should be designed to fit the scale and scope of the West Shore community

Sent from (ip address): 75.26.163.251

(
(adsl-75-26-163-251.dsl.scrn01.sbcglobal.net)

Date/Time: October 11, 2011 12:50 pm

Coming from (referrer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (Macintosh; PPC Mac OS X 10_5_8)

AppleWebKit/534.50.2 (KHTML, like Gecko) Version/5.0.6 Safari/533.22.3

Friends of the West Shore Homewood Survey

Liz Peer [lpeer@peermusic.com]

Sent: Tuesday, October 11, 2011 4:47 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Liz Peer

lpeer@peermusic.com

Tahoe Address

6770 West Lake Blvd

City

Tahoma, Ca

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

The scale of this project is totally out of character with the neighborhood. The TRPA is charged in its mandate to protect the character of the individual communities around the lake. Creating such a project ON A TWO LANE ROAD at the edge of the lake is entirely out of character and should not be approved.

Sent from (ip address): 86.128.84.25
(host86-128-84-25.range86-128.btcentralplus.com)
Date/Time: October 11, 2011 11:47 am
Coming from (referrer):
<http://friendswestshore.org/support-us/survey-thank/>
Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 5.1;
Trident/4.0; EasyBits GO v1.0; .NET CLR 1.1.4322; .NET CLR 2.0.50727;
.NET CLR 3.0.4506.2152; .NET CLR 3.5.30729)

David Landry

From: gordon macaulay <macaulaysac@sbcglobal.net>
Sent: Monday, October 10, 2011 5:18 PM
To: lisa@collectivediscovery.com; mason@friendswestshore.org;
susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry
Subject: Friends of the West Shore Homewood Survey

To: contact

BOTH

From:
gordon macaulay
macaulaysac@sbcglobal.net

Tahoe Address
4980 sans souci terrace

City
homewood

Zip
96141

Community character/size and scale – The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Disagree

Code of Ordinances – Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Disagree

Traffic – The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Disagree

Environmental impacts – The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Disagree

Scenic impacts – The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Disagree

Additional Comments – We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

i think its a great project

Friends of the West Shore Homewood Survey

Jean DeMattos [goodbygrading@comcast.net]

Sent: Monday, October 10, 2011 11:55 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Jean DeMattos

goodbygrading@comcast.net

Tahoe Address

6625 McKinney Creek

City

Tahoma

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Traffic in summer is already out of control. This project will only increase severity of the problem. We really do not want 89 to be turned into a 4 lane freeway.

Sent from (ip address): 76.114.21.60

(
(c-76-114-21-60.hsd1.ca.comcast.net)

Date/Time: October 11, 2011 6:55 am

Coming from (referrer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (Windows NT 5.1; rv:6.0.2)

Gecko/20100101 Firefox/6.0.2

Friends of the West Shore Homewood Survey

doug and valerie welch [dw7230q@sbcglobal.net]

Sent: Tuesday, October 11, 2011 2:42 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

doug and valerie welch
dw7230q@sbcglobal.netTahoe Address
302 Valley ViewCity
Meeks BayZip
96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Currently the traffic into Tahoe City from the south on H89 is very heavy in the summers often resulting in significant delays. This project will negatively impact the large present problem and offers no solution to the added stress. Ecologically it is highly questionable and inconsistent with all other building on the West Shore.

Sent from (ip address): 99.89.112.17
(99-89-112-17.lightspeed.frokca.sbcglobal.net)
Date/Time: October 11, 2011 9:42 am
Coming from (referrer):
<http://friendswestshore.org/support-us/survey-thank/>
Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 6.1;
WOW64; Trident/4.0; SLCC2; .NET CLR 2.0.50727; .NET CLR 3.5.30729;
.NET CLR 3.0.30729; Media Center PC 6.0; MAAU; .NET4.0C)

Friends of the West Shore Homewood Survey

Joanne E. Andresen [joanneandresen@hotmail.com]

Sent: Tuesday, October 11, 2011 4:44 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Joanne E. Andresen

joanneandresen@hotmail.com

Tahoe Address

8245 Meeks Bay Avenue

City

Meeks Bay

Zip

95646 (not sure)

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

I respect the right of developers to build on a property they paid for. I am concerned, however, that traffic will be so congested that it will be virtually impossible at key times such as late afternoon when people either go to Tahoe City to eat or more importantly when people head home on Sunday. Right now on any afternoon in July and

Aug. Traffic backs up from Sunnyside to Tahoe City and moves at 5-10 mi. An hr!

Sent from (ip address): 74.75.61.177

(cpe-74-75-61-177.maine.res.rr.com)

Date/Time: October 11, 2011 11:44 am

Coming from (referrer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (iPad; U; CPU OS 4_3_3 like Mac OS X; en-us) AppleWebKit/533.17.9 (KHTML, like Gecko) Version/5.0.2

Mobile/8J2 Safari/6533.18.5

Friends of the West Shore Homewood Survey

chris horton [gumbyuda@hotmail.com]

Sent: Tuesday, October 11, 2011 10:20 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

chris horton
gumbyuda@hotmail.comTahoe Address
po box 1156City
tahoe cityZip
96145

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Disagee

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Disagee

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Disagee

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Disagee

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Disagee

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.
Looking forward to the new Tahoe and the opportunity it will bring

Sent from (ip address): 174.253.229.45 (45.sub-174-253-229.myvzw.com)
Date/Time: October 11, 2011 5:20 pm
Coming from (referer):

Friends of the West Shore Homewood Survey**Erik Jegers [erikjegers@yahoo.com]****Sent:** Tuesday, October 11, 2011 4:00 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:
Erik Jegers
erikjegers@yahoo.comTahoe Address
6405 Flicker aveCity
HomewoodZip
ca

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Disagee

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Disagee

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Disagee

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Disagee

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Disagee

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

The expansion of Homewood is the only thing that could save the west shore locals. If anything the project is on to small of a scale

Sent from (ip address): 99.7.143.211

Friends of the West Shore Homewood Survey

David LaMar [davidlamar650@yahoo.com]

Sent: Tuesday, October 11, 2011 6:55 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

David LaMar

davidlamar650@yahoo.com

Tahoe Address

5565 Lagoon

City

Homewood

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Sent from (ip address): 50.131.33.213

(c-50-131-33-213.hsdl.ca.comcast.net)

Date/Time: October 11, 2011 1:55 pm

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 6.1;

WOW64; Trident/4.0; SLCC2; .NET CLR 2.0.50727; .NET CLR 3.5.30729;

.NET CLR 3.0.30729; Media Center PC 6.0; HPNTDF; BRI/1; InfoPath.2;

.NET4.0C; BRI/2)

Friends of the West Shore Homewood Survey

Sherry Levi [sleviames@comcast.net]

Sent: Tuesday, October 11, 2011 6:28 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:
Sherry Levi
sleviames@comcast.net

Tahoe Address
5855 McKinney Drive

City
Homewood

Zip
96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Disagree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Disagree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

I think that this project is well planned and designed. I just do not believe that Hwy 89 can handle the traffic that will be involved.

Sent from (ip address): 98.255.65.150

Friends of the West Shore Homewood Survey

Dale McBride [dmcb1414@yahoo.com]

Sent: Tuesday, October 11, 2011 12:51 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Dale McBride

dmcb1414@yahoo.com

Tahoe Address

1414 La Grande Ave.

City

Yuba City

Zip

95991

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Disagree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Disagree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Disagree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Disagree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

I have the same concerns as expressed above but these are outweighed by our concern that a much reduced development would not be financially viable resulting in closing the ski resort and development of condos or other less desirable projects. Despite our concerns we support the project as proposed.

We think that 10 years from now we will all (or almost all) be enjoying the revitalized and improved amenities in our village despite the increase in traffic and use.

Dale & Marty McBride
5255 W. Lake Blvd.
Homewood

Sent from (ip address): 75.26.166.84
(adsl-75-26-166-84.dsl.scrm01.sbcglobal.net)
Date/Time: October 11, 2011 7:51 pm
Coming from (referrer):
<http://friendswestshore.org/support-us/survey-thank/>
Using (user agent): Mozilla/5.0 (iPad; U; CPU OS 4_3_5 like Mac OS X; en-us) AppleWebKit/533.17.9 (KHTML, like Gecko) Version/5.0.2
Mobile/8L1 Safari/6533.18.5

Friends of the West Shore Homewood Survey

Kathy McLean [kmclean333@gmail.com]

Sent: Tuesday, October 11, 2011 9:58 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Kathy McLean

kmclean333@gmail.com

Tahoe Address

5265 Sacramento Avenue

City

Homewood

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

How is the traffic going to be handled with only Highway 89 as an access???????? It is going to be so congested that homeowners won't even want to use their property and visitors won't want to spend their vacation time in traffic!!!!

Friends of the West Shore Homewood Survey

Dennis Neeley [daneeley@aol.com]

Sent: Tuesday, October 11, 2011 10:02 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Dennis Neeley

daneeley@aol.com

Tahoe Address

516 Bayview Drive

City

Meeks Bay

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

HMR needs to listen to the community and while almost everyone supports redevelopment of the area, this project as proposed is just too large. A project of proportionate size would get universal support.

Sent from (ip address): 63.149.33.2 (fw-nb.grubb-ellis.com)

FW: Friends of the West Shore Homewood Survey

David Landry

Sent: Tuesday, October 11, 2011 2:48 PM

To: Homewood FEIS Comments

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

From: Dennie Bromagem Parrish [<mailto:denniel@juno.com>]

Sent: Tuesday, October 11, 2011 2:49 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com;

cdraecs@placer.ca.gov; David Landry

Subject: Friends of the West Shore Homewood Survey

To: contact

From:

Dennie Bromagem Parrish

denniel@juno.com

Tahoe Address

5355 Sacramento Ave.

City

Homewood, Ca.

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized.

Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

There is a letter on file with our organization written in 2006-07 by my mother, Verna E. Bromagem. I suggest you read it again. It is surprising how close this survey is related to her concerns at that time. Nothing has changed. The project is too big.

Does anyone understand the phrase "Stewardship of the Land"?

Sent from (ip address): 65.111.113.3
(65-111-113-3.dyn.grandenetworks.net)

Date/Time: October 11, 2011 9:49 pm

Coming from (referrer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 6.0; Trident/4.0; GTB7.1; SLCC1; .NET CLR 2.0.50727; .NET CLR 3.5.30729; .NET CLR 3.0.30729; .NET4.0C; yie8)

Friends of the West Shore Homewood Survey

Lori Quinn [majll@aol.com]

Sent: Tuesday, October 11, 2011 7:41 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:

Lori Quinn

majll@aol.com

Tahoe Address

8591 north lane

City

Rubicon Bay

Zip

No zip code exists for rubicon bay

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Please honor the rare, thoughtfully preserved qualities of The West Shore. There isn't another stretch of shoreline on Lake Tahoe that equals the tranquility and beauty of The West Shore. Although a scattering of unassuming commercial buildings exist, the WS is

predominately private residences which lends to the longstanding, more remote, less congested character of this particular portion of the lake.

Sent from (ip address): 166.205.137.126

(mobile-166-205-137-126.mycingular.net)

Date/Time: October 12, 2011 2:41 am

Coming from (referrer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (iPhone; U; CPU iPhone OS 4_3_3 like

Mac OS X; en-us) AppleWebKit/533.17.9 (KHTML, like Gecko)

Version/5.0.2 Mobile/8J2 Safari/6533.18.5

Friends of the West Shore Homewood Survey

John J Strain [bigstrains@sbcglobal.net]

Sent: Tuesday, October 11, 2011 4:07 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:

John J Strain

bigstrains@sbcglobal.net

Tahoe Address

296 Snowbird Loop

City

Homewood, CA

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

The size and scope of this project is unsustainable.

This will make a Disneyland of the West Shore.

John J Strain

Friends of the West Shore Homewood Survey

john Strain [bigstrains@sbcglobal.net]

Sent: Tuesday, October 11, 2011 3:47 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:
john Strain
bigstrains@sbcglobal.net

Tahoe Address
296b Snowbird Loop

City
Homewood

Zip
96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.
The total size and scope of this project is undesirable. They are proposing a isneyland for the West Shore.

John J Strain

Friends of the West Shore Homewood Survey

Jerry Swartfager [dazeoff@aol.com]

Sent: Tuesday, October 11, 2011 9:08 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Jerry Swartfager
dazeoff@aol.com

Tahoe Address

6453 McKinney Creek Road

City

Homewood

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Disagee

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Disagee

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Disagee

Sent from (ip address): 74.197.255.217

(c74-197-255-217.dh.suddenlink.net)

Date/Time: October 11, 2011 4:08 pm

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (Windows NT 6.1; WOW64)

AppleWebKit/535.1 (KHTML, like Gecko) Chrome/14.0.835.202 Safari/535.1

Friends of the West Shore Homewood Survey

William Threlfall [wetalias-goodreads@yahoo.com]

Sent: Tuesday, October 11, 2011 11:28 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

William Threlfall

wetalias-goodreads@yahoo.com

Tahoe Address

24 Moana Circle

City

Homewood

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Disagree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Disagree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

The planned closure of the Homewood post office by the US Postal Service will result in a significant increase in trip generation by residential owners, including those projected for HMR. Rather than walking to the post office, residents will need to drive south to the Tahoma Post Office in El Dorado County to pick up mail from the PO box

or to mail their correspondence. In view of this planned closure, the traffic study should be repeated.

Sent from (ip address): 71.146.74.156
(adsl-71-146-74-156.dsl.pltn13.sbcglobal.net)

Date/Time: October 11, 2011 6:28 pm

Coming from (referrer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (compatible; MSIE 9.0; Windows NT 6.0; Trident/5.0)

Friends of the West Shore Homewood Survey

marylin millsap thompson [thompsona.m@sbcglobal.net]

Sent: Tuesday, October 11, 2011 8:32 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

marylin millsap thompson
thompsona.m@sbcglobal.net

Tahoe Address

8628 mountain drive

City

tahoma

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

I am VERY much opposed to this development for all the above reasons. Do not destroy Homewood and the west shore just so a developer can make a buck off of Tahoe. When tress are cut down and dirt is paved over it is gone forever. Homewood has had ENOUGH large scale development in the past few years in huge lakeside mansions.

Friends of the West Shore Homewood Survey

Kim Tonello [ktonello@surewest.net]

Sent: Tuesday, October 11, 2011 3:59 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:

Kim Tonello

ktonello@surewest.net

Tahoe Address

5385 Sacramento Ave

City

Homewood

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Sent from (ip address): 65.78.187.139

(139.187-78-65.res.dyn.surewest.net)

Date/Time: October 11, 2011 10:59 pm

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (compatible; MSIE 9.0; Windows NT 6.1;

Trident/5.0)

Friends of the West Shore Homewood Survey

Gerald Wotel [jerry@wotel.org]

Sent: Tuesday, October 11, 2011 9:47 AM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Gerald Wotel

jerry@wotel.org

Tahoe Address

245 Rim Dr

City

Tahoe Vista

Zip

96148

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Mitigation areas should be based on Homewood population not that of North Lake Tahoe.

Sent from (ip address): 71.142.229.153

(adsl-71-142-229-153.dsl.scrm01.pacbell.net)

Friends of the West Shore Homewood Survey

Art Van Zee, MD [artvanzee@roadrunner.com]

Sent: Tuesday, October 11, 2011 5:50 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; Homewood FEIS Comments

To: contact

From:

Art Van Zee, MD

artvanzee@roadrunner.com

Tahoe Address

Sacramento Street

City

Howewood, CA

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

judicious, restrained, environmentally conscious development can protect the West Shore and allow us to pass on this unique beauty and heritage to future generations---once lost, never recaptured. Art Van Zee

Friends of the West Shore Homewood Survey

Henry Culp [pluc@att.net]

Sent: Monday, October 10, 2011 11:14 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Henry Culp

pluc@att.net

Tahoe Address

5520 West Lake Blvd

City

Homewood, Ca

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Sent from (ip address): 99.33.82.246

(99-33-82-246.lightspeed.plalca.sbcglobal.net)

Date/Time: October 11, 2011 6:14 am

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 6.1;

WOW64; Trident/4.0; SLCC2; .NET CLR 2.0.50727; .NET CLR 3.5.30729;

.NET CLR 3.0.30729; Media Center PC 6.0; MDDC; .NET4.0C)

Friends of the West Shore Homewood Survey**Dennis Davis [d3d7dennisdavis@yahoo.com]****Sent:** Monday, October 10, 2011 11:03 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Dennis Davis

d3d7dennisdavis@yahoo.com

Tahoe Address

5855 Lagoon Rd.

City

Homewood

Zip

96143

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Traffic in this specific area, which also utilizes feeder or exit routes, is consistently unmanageable during winter ski weekends and summer holidays NOW. You have no plan to adequately "mitigate" double or triple the current load. Why would any reasonable person believe that you can and/or would be willing to solve the traffic concerns if

your "plans" are approved?

Sent from (ip address): 76.247.46.146
(adsl-76-247-46-146.dsl.pltn13.sbcglobal.net)
Date/Time: October 11, 2011 6:03 am
Coming from (referer):
<http://friendswestshore.org/support-us/survey-thank/>
Using (user agent): Mozilla/5.0 (compatible; MSIE 9.0; Windows NT 6.1;
WOW64; Trident/5.0; BO1IE8_v1;ENUS)

Friends of the West Shore Homewood Survey

Ceylan Pumphrey [ceylandoluca@comcast.net]

Sent: Monday, October 10, 2011 10:54 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Ceylan Pumphrey

ceylandoluca@comcast.net

Tahoe Address

8708 victoria circle

City

tahoma

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Sent from (ip address): 99.35.55.132
(adsl-99-35-55-132.dsl.pltn13.sbcglobal.net)

Date/Time: October 11, 2011 5:54 am

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/5.0 (Macintosh; Intel Mac OS X 10.7;
rv:5.0.1) Gecko/20100101 Firefox/5.0.1

Friends of the West Shore Homewood Survey

CATHERINE CARSWELL CRUMPTON [crumpton@stanford.edu]

Sent: Monday, October 10, 2011 10:04 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

CATHERINE CARSWELL CRUMPTON

crumpton@stanford.edu

Tahoe Address

4840 WEST LAKE BLVD.

City

HOMEWOOD

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

PLEASE STOP THIS UNNECESSARY, MONEY GRABBING, ENVIRONMENTAL DEGRADATION NOW BEING PROPOSED. THE QUALITY OF LIFE FOR MOST/ALL WEST SHORE HOMEOWNERS AND TRAVELERS WILL SUFFER FOR YEARS TO COME. THE WATER, AIR AND WILDLIFE WILL ALSO SUFFER IRREPARABLE HARM. LET THEM DEVELOP ELSEWHERE, IN A LESS IMPACTED, FRAGILE ENVIRONMENT.

RESPECTFULLY, CATHERINE CARSWELL CRUMPTON

Sent from (ip address): 173.67.90.221
(pool-173-67-90-221.snfcca.dsl-w.verizon.net)
Date/Time: October 11, 2011 5:04 am
Coming from (referer):
<http://friendswestshore.org/support-us/survey-thank/>
Using (user agent): Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1;
GTB7.1; .NET CLR 1.0.3705; Media Center PC 4.0; InfoPath.2; .NET CLR
2.0.50727; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729; .NET CLR
1.1.4322; BRI/2)

Friends of the West Shore Homewood Survey

dave franceschi [davefranceschi@yahoo.com]

Sent: Monday, October 10, 2011 10:12 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

dave franceschi

davefranceschi@yahoo.com

Tahoe Address

560 McKinney Rubicon Springs Road

City

Homewood, Ca

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Project should be down-sized significantly to minimally affect residents and visitors of the West Shore.

Traffic congestion is now unbearable during the summer and winter season.

The addition of more retail and visitor accommodations will threaten existing businesses and negatively impact the West Shore economy - currently the most sustainable in the entire basin.

Sent from (ip address): 68.126.196.169
(adsl-68-126-196-169.dsl.pltn13.pacbell.net)
Date/Time: October 11, 2011 5:12 am
Coming from (referer):
<http://friendswestshore.org/support-us/survey-thank/>
Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 5.1; Trident/4.0)

Friends of the West Shore Homewood Survey

dave franceschi [davefranceschi@yahoo.com]

Sent: Monday, October 10, 2011 10:12 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

dave franceschi

davefranceschi@yahoo.com

Tahoe Address

560 McKinney Rubicon Springs Road

City

Homewood, Ca

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

Project should be down-sized significantly to minimally affect residents and visitors of the West Shore.

Traffic congestion is now unbearable during the summer and winter season.

The addition of more retail and visitor accommodations will threaten existing businesses and negatively impact the West Shore economy - currently the most sustainable in the entire basin.

Sent from (ip address): 68.126.196.169
(adsl-68-126-196-169.dsl.pltn13.pacbell.net)
Date/Time: October 11, 2011 5:12 am
Coming from (referer):
<http://friendswestshore.org/support-us/survey-thank/>
Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 5.1; Trident/4.0)

Friends of the West Shore Homewood Survey

kristina franceschi [kristinadjb@hotmail.com]

Sent: Monday, October 10, 2011 10:14 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

kristina franceschi

kristinadjb@hotmail.com

Tahoe Address

7024 7th Avenue

City

Tahoma

Zip

96142

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Sent from (ip address): 68.126.196.169
(adsl-68-126-196-169.dsl.pltn13.pacbell.net)

Date/Time: October 11, 2011 5:14 am

Coming from (referer):

<http://friendswestshore.org/support-us/survey-thank/>

Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 5.1; Trident/4.0)

Friends of the West Shore Homewood Survey

Lee & Lynne Courtright [llcourt@sbcglobal.net]

Sent: Monday, October 10, 2011 9:51 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Lee & Lynne Courtright

llcourt@sbcglobal.net

Tahoe Address

4980 Westlake Blvd

City

Homewood, Ca.

Zip

96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.

Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.

Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.

Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.

Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.

Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

The proposed project is simply TOO large

The proposed project is simply TOO large and not in keeping with the character of Homewood. We have owned our home in Homewood for over 40 years and are not opposed to revitalization of the ski hill, however traffic, fire and many other considerations have NOT been adequately been addressed by this proposal. \This winter, cars were parked from the ski area, down in front of all of our homes, blocking our driveways all the way to the Madden Creek bridge--BEFORE the project had been approved.

BAD PROJECT as it is being
proposed--TOO MUCH TRAFFIC__TOO MANY CARS!!!
NO WAY TO ESCAPE WITH FIRE!

7

Sent from (ip address): 24.6.92.124
(c-24-6-92-124.hsd1.ca.comcast.net)
Date/Time: October 11, 2011 4:51 am
Coming from (referer):
<http://friendswestshore.org/support-us/survey-thank/>
Using (user agent): Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 5.1; Trident/4.0; GTB7.1; EasyBits GO v1.0; .NET CLR 1.1.4322; .NET CLR 2.0.50727; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729; yie8)

Friends of the West Shore Homewood Survey

Edward Scripps [rsscripps@gmail.com]

Sent: Monday, October 10, 2011 9:49 PM**To:** mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:

Edward Scripps
rsscripps@gmail.comTahoe Address
605 Olympic DriveCity
Tahoe CityZip
96145

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Agree

Sent from (ip address): 98.248.48.94
(c-98-248-48-94.hsd1.ca.comcast.net)
Date/Time: October 11, 2011 4:49 am
Coming from (referer):
<http://friendswestshore.org/support-us/survey-thank/>
Using (user agent): Mozilla/5.0 (iPhone; U; CPU iPhone OS 4_3_3 like Mac OS X; en-us) AppleWebKit/533.17.9 (KHTML, like Gecko) Mobile/8J2

Friends of the West Shore Homewood Survey

THOMAS E. CRUMPTON [crumpton3@verizon.net]

Sent: Monday, October 10, 2011 9:43 PM

To: mason@friendswestshore.org; susan@friendswestshore.org; jmtornese@aol.com; cdraecs@placer.ca.gov; David Landry

To: contact

From:
THOMAS E. CRUMPTON
crumpton3@verizon.net

Tahoe Address
4840 WEST LAKE BLVD

City
HOMEWOOD

Zip
96141

Community character/size and scale - The current size and scale of the proposed HMR development is not compatible with the long-standing character of the West Shore and Homewood and needs to be downsized. Furthermore, this project has the potential to encourage additional secondary development with the upcoming Community Plan.
Agree

Code of Ordinances - Many amendments are requested, including height, groundwater interception and multi-residential zoning. The proposed project should comply with all current building codes and it shall be subject to the plan area statement (PAS) boundaries.
Agree

Traffic - The proposed development will cause significant traffic impacts to and from Tahoe City, particularly in the summer, and cannot be mitigated. Mitigation fees do not help traffic impacts on the West Shore. The most effective way to reduce traffic is to reduce the number of units, bedrooms and vehicles.
Agree

Environmental impacts -The increase in air, water and noise pollution will have significant negative impacts on the West Shore environment.
Agree

Scenic impacts - The height, number and scale of the buildings will have a detrimental impact on Homewood. The Mid-Mountain Lodge should be set back and screened to minimize its scenic impact from Lake viewpoints.
Agree

Additional Comments - We highly recommend that you further express your concerns and opinions on the proposed project in the box provided below. Thank you.

WHEN THE CURRENT OWNERS BOUGHT THIS PROPERTY THEY KNEW WHAT THE LAWS WERE/ARE. THESE CURRENT RULES AND REGULATIONS WERE PUT IN PLACE TO PROTECT THE PEOPLE OF THE AREA ALONG WITH THE ENVIRONMENT OF THE AREA. NOTHING HAS CHANGED TO WARRANT THE RULES/LAW CHANGES. IF ANYTHING, THE AREA NEEDS MORE PROTECTIONS OF THE AIR, WATER, SERENITY AND LIFESTYLE

OF THE HOMEOWNERS AND VISITORS WHO ENJOY THE CURRENT ENVIRONMENT, AND
DON'T WANT ANOTHER URBAN SCAR ON/NEAR THE LAKESIDE.
RESPECTFULLY,
THOMAS CRUMPTON

Sent from (ip address): 173.67.90.221
(pool-173-67-90-221.snfcca.dsl-w.verizon.net)
Date/Time: October 11, 2011 4:43 am
Coming from (referer):
<http://friendswestshore.org/support-us/survey-thank/>
Using (user agent): Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1;
GTB7.1; .NET CLR 1.0.3705; Media Center PC 4.0; InfoPath.2; .NET CLR
2.0.50727; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729; .NET CLR
1.1.4322; BRI/2)